

EXPLANATION: Matter underlined is new; matter in brackets [] is material to be omitted.

BILL NO. 6904

ORDINANCE NO. 6335

AN ORDINANCE AMENDING THE RENO MUNICIPAL CODE TITLE 18, "ANNEXATION AND LAND DEVELOPMENT," (1) CHAPTER 18.02 TO REMOVE THE STAY ON MEDICAL MARIJUANA APPLICATIONS; AND (2) CHAPTER 18.08, AND CHAPTER 18.24, TO ALLOW MEDICAL MARIJUANA ESTABLISHMENTS WITHIN THE CITY OF RENO UNDER CERTAIN CRITERIA TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

SPONSORED BY: RENO CITY PLANNING COMMISSION

THE CITY COUNCIL OF THE CITY OF RENO DOES ORDAIN THAT TO THE EXTENT THAT MEDICAL MARIJUANA ESTABLISHMENTS ARE REGISTERED AND AUTHORIZED BY THE STATE OF NEVADA TO OPERATE IN THE CITY OF RENO, THE CITY COUNCIL, IN ORDER TO PROTECT THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE OF THE CITIZENS OF THE CITY OF RENO, DESIRES TO IMPLEMENT STRONG AND EFFECTIVE REGULATORY AND ENFORCEMENT SYSTEMS TO CONTROL THE CULTIVATION, DISTRIBUTION, SALE, AND POSSESSION OF MARIJUANA IN COMPLIANCE WITH THE CONSTITUTION OF THE STATE OF NEVADA ARTICLE 4, SECTION 38, NRS 453A, AND REGULATION R004-14 ADOPTED BY THE NEVADA DIVISION OF PUBLIC AND BEHAVIORAL HEALTH OF THE DEPARTMENT OF THE HEALTH AND HUMAN SERVICES.

SINCE THE USE, CULTIVATION, DISTRIBUTION, PRODUCTION, POSSESSION AND TRANSPORTATION OF MARIJUANA REMAINS ILLEGAL UNDER FEDERAL LAW, AND MARIJUANA REMAINS CLASSIFIED AS A CLASS I CONTROLLED SUBSTANCE, THOSE INVOLVED WITH MEDICAL MARIJUANA ESTABLISHMENTS MAY STILL BE PROSECUTED UNDER THE FEDERAL CONTROLLED SUBSTANCE ACT ("CSA") REGARDLESS OF WHETHER THE MEDICAL MARIJUANA ESTABLISHMENT IS IN COMPLIANCE WITH STATE LAW OR HAS RECEIVED A LICENSE TO OPERATE A MEDICAL MARIJUANA ESTABLISHMENT IN THE CITY OF RENO. THIS CITY COUNCIL DOES NOT HAVE THE AUTHORITY TO, AND NOTHING IN THIS ORDINANCE IS INTENDED TO, AUTHORIZE, PROMOTE, CONDONE OR AID THE PRODUCTION, DISTRIBUTION OR POSSESSION OF MARIJUANA IN VIOLATION OF ANY APPLICABLE LAW INCLUDING, WITHOUT LIMITATION, THE CSA.

AS THE OPERATION OF A MEDICAL MARIJUANA ESTABLISHMENT IS A REVOCABLE PRIVILEGE UNDER NRS 453A.320 AND A REVOCABLE PRIVILEGE LICENSE UNDER TITLE 5 OF THE RENO MUNICIPAL CODE, THERE IS NO PROPERTY RIGHT FOR AN INDIVIDUAL OR BUSINESS TO OPERATE A MEDICAL MARIJUANA ESTABLISHMENT IN THE CITY OF RENO REGARDLESS OF WHETHER A MEDICAL MARIJUANA ESTABLISHMENT MAY BE IN A LOCATION AUTHORIZED UNDER THIS ORDINANCE.

SECTION 1. Chapter 18.02 of the Reno Municipal Code is hereby amended by removing Section 18.02.114, the same to read as follows:

~~[Section 18.02.114. Stay on the acceptance of land use applications related to medical marijuana establishments within the land use jurisdiction of the City of Reno.~~

~~Beginning on the effective date of this ordinance, a stay is hereby established on the acceptance of any land use application related to medical marijuana establishments with the City of Reno and its sphere of influence.]~~

SECTION 2. Chapter 18.08 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 18.08.201, the same to read as follows:

Section 18.08.201. Permitted Uses by Base Zone District.

(a) Interpretation of Summary Land Use Tables. Buildings, structures, and land shall be used only in accordance with the uses permitted in the following Summary Land Use Tables, subject to all other applicable requirements of this chapter and title.

(1) Organization of Uses and Interpretation of Table Cell Entries. The Summary Land Use Tables in the following subsections set forth the principal, accessory, and temporary uses of land, buildings, and structures allowed in each of the base zone districts in the city, except as noted in subsection (b) below for the special purpose zoning districts. Specific uses are organized alphabetically under the following seven broad use categories:

- a. Residential;
- b. Commercial Sales and Services;
- c. Recreation, Entertainment, and Amusement;
- d. Lodging;
- e. Institutional, Public, and Community Service;
- f. Industrial, Manufacturing, Wholesale, Distribution, and Transportation; and
- g. Other.

The entry in each table cell indicates whether the use may be established in the particular zone district and what type of review procedure is applicable prior to establishment of the use. A blank square or cell shall mean that the use is not allowed in that zoning district as a principal, accessory, or temporary use. An entry in the cell indicates the use is allowed in the zoning district subject to compliance with all applicable regulations and with the specific type of review procedure, as indicated by one of the following abbreviations:

TABLE 18.08-3: SUMMARY LAND USE TABLE CELL ENTRIES

SUMMARY LAND USE TABLE CELL ENTRY	MEANING OF SUMMARY LAND USE TABLE CELL ENTRY
"P"	<ul style="list-style-type: none"> The use is permitted as a principal use in the zoning district by right, and is not subject to a discretionary review procedure. The use shall comply with all applicable use-specific regulations referenced in the "additional regulations" column of the summary use table, and with all general development and design standards applicable to such use and/or zone district as set forth in this chapter and title.
"SUP"	<ul style="list-style-type: none"> The use is permitted in that zoning district only after first obtaining a special use permit (SUP) according to the procedures and criteria set forth in Section 18.06.405. The use shall comply with all applicable use-specific regulations referenced in the "additional regulations" column of the summary use table, and with all general development and design standards applicable to such use and/or zone district as set forth in this chapter and title. Any specific regulations referenced in the summary use tables are the minimum conditions for approval of a special use permit for the subject use. Additional conditions may also be required during the public hearing process to ensure compatibility of that use in relation to surrounding uses and the pattern of development, and as needed to make the findings in Section 18.06.405. Uses subject to special use permits that do not have additional regulations referenced in the summary use tables may have conditions placed on the proposed use during the public hearing process to ensure compatibility of the use in relation to surrounding uses and the pattern of development, and as needed to make the findings in Section 18.06.405.
"SPR"	<ul style="list-style-type: none"> The use is permitted in the zoning district only after first obtaining administrative approval of a site plan review as set forth in Section 18.06.407. The use shall comply with all applicable use-specific regulations referenced in the "additional regulations" column of the summary use table, and with all general development and design standards applicable to such use and/or zone district as set forth in this chapter and title.
"A"	<ul style="list-style-type: none"> The use is permitted as an accessory use to a primary use allowed in the zoning district. Establishment of the specific accessory use listed in the table does not necessarily exclude other land uses that are generally considered accessory to the primary use. The accessory use shall comply with all applicable use-specific regulations referenced in the "additional regulations" column of the summary use table, with the accessory use and structure standards stated in Section 18.08.203 of this chapter, and with all general development and design standards applicable to such accessory use and/or zone district as set forth in this chapter and title.
Blank Cell	<ul style="list-style-type: none"> The use is prohibited in the zoning district.

(2) Additional regulations and references.

- a. General. All allowed uses, whether permitted by-right, conditionally, or by special use permit or site plan review, are subject to all applicable zoning, development, and design standards in this chapter and title.
- b. Base zoning district regulations. Land uses shown in the Summary Land Use Tables may be subject to specific regulations and limitations established in the applicable base zoning district. District-specific use and development regulations are found in Article III (District-Specific Standards - Base Zoning Districts) and Article IV (District-Specific Standards - Overlay Zoning Districts).
- c. Overlay zoning district regulations. Land uses shown in the Summary Land Use Tables as allowed in a particular base zoning district may be limited by application of an overlay zoning district. Applicants and property owners should refer the city's official Zoning Maps and to Article IV (District-Specific Standards - Overlay Zoning Districts) below, for applicable overlay zoning provisions.
- d. Use-specific regulations. Allowed uses may also be subject to specific use regulations, as referenced in the "Additional Regulations" column of the Summary Land Use Tables. These additional use-specific regulations are found in Sections 18.08.202, 18.08.203, and 18.08.204 immediately following the use tables, and apply in all zoning districts unless otherwise expressly stated.

(3) Additional thresholds for special use permit review.

- a. Additional special use permit review thresholds. In addition to the establishment of "special use permit" uses in certain zoning districts as indicated by a "SUP" entry in the Summary Land Use Tables, approval of a special use permit is required for certain categories of uses and development activity, regardless of zoning district, as specified in the applicability and exemption provisions of Section 18.06.405 (Special Use Permit). For example, development of commercial uses in a nonresidential zoning district may trigger special use permit review if located adjacent to residentially zoned property.

(4) Similar and prohibited uses.

- a. The uses permitted in this section are classified on the basis of common operational characteristics and land use compatibility. Uses not specifically listed in this section and in the summary use tables below are prohibited. However, additional new and unlisted uses may be permitted by the administrator if it is found that the use is similar to other uses listed and allowed in the same zoning district.
- b. When considering requests for a new land use, the administrator shall consider the potential effects of the use on adjacent properties in terms of requirements for services, visual impact, traffic generation, parking, the extent to which the use is consistent with other uses allowed in the district, and other issues the administrator deems appropriate.

(b) Uses Allowed in Special Purpose Zoning Districts. The Summary Land Use Tables in subsections (c) and (d) below do not include the following special purpose base zoning districts:

- (1) Unincorporated Transition (UT) Districts;
- (2) PUD Planned Unit Development; and
- (3) SPD Specific Plan District.

Uses allowed in the special purpose districts are stated in Section 18.08.302 of this chapter.

(c) Summary Land Use Table for Residential Base Zone Districts.

TABLE 18.08-4: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS											
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = Permitted as an Accessory Use RESIDENTIAL BASE ZONING DISTRICTS									ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)	
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21		
PRINCIPAL USES											
See Section 18.08.202 (Additional Regulations for Principal Uses)											
RESIDENTIAL											
Boarding or Rooming House										SUP	
Cluster Development	SUP	SUP	SUP	SUP	SUP	SUP	SUP				§18.08.202(a)(1).
Congregate Care Facility								P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	§18.08.202(a)(2). MF14, MF21, MF30: SUP required if 50 or more units; SUP required if 100 or more beds in a dormitory style project.
Convent or Monastery				P							§18.08.202(a)(3).
Fraternity or Sorority House									SUP	SUP	
Group Home	P	P	P	P	P	P	P	P			§18.08.202(a)(4).
Hospice	P	P	P	P	P	P	P	P	P	P	
Manufactured Home	P	P	P	P	P	P	P	P	P	P	§18.08.202(a)(5).
Mobile Home Park								SUP	SUP	SUP	§18.08.202(a)(6).
Mobile Home Subdivision	P	P	P	P	P	P	P	P	P		§18.08.202(a)(6).
Multi-Family						SUP	SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	§18.08.202(a)(7). All Districts: Parcel/subdivision plat required for condominium conversions. MF14, MF21, MF30: SPR required if more than 4 and less than 50 units; SUP required if 50 or more units.
Nursing Home/Assisted Living Facility								SUP	SUP	SUP	§18.08.202(a)(8).

TABLE 18.08-4: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = Permitted as an Accessory Use RESIDENTIAL BASE ZONING DISTRICTS										ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21	MF 30	
PRINCIPAL USES											
See Section 18.08.202 (Additional Regulations for Principal Uses)											
RESIDENTIAL											
Private Dorm									P/ SPR/ SUP	P/ SPR/ SUP	§18.08.202(a)(10). MF21, MF30: SPR review required if more than 4 and less than 50 units; SUP required if 50 or more units.
Single-Family, Attached/ Condominium Townhouse					P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	§18.08.202(a)(9). All Districts: SPR required if more than 4 units and less than the SUP review threshold. SF6, SF9, SF4, MF14, MF21, MF30: SUP required if 50 or more units.
Single-Family, Detached	P	P	P	P	P	P	P	P	P	P	
Single-Family, Zero Lot Line	P	P	P	P	P	P	P	P			
Single Room Occupancy										P/ SPR/ SUP	§18.08.202(a)(10). MF30: SUP required if 50 or more units; SPR required if more than 4 and less than 50 units.

TABLE 18.08-4: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS

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	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21	MF 30	
PRINCIPAL USES											
See Section 18.08.202 (Additional Regulations for Principal Uses)											
COMMERCIAL SALES AND SERVICES											
Animal Clinic, Shelter, Hospital or Boarding/Kennel	SUP	SUP	SUP								§18.08.202(b)(2).
Antique/Collectible Store											
Bakery, Retail											
Bar											
Barber/Beauty Shop											
Child Care Center	SUP	SUP	SUP	SUP					P	P	§18.08.202(b)(7).
Cleaners, Commercial											
Convenience Store											
Copy Center										P	§18.08.202(b)(9).
Drive-through Facility											
Financial Institution										P	§18.08.202(b)(12).
General Personal Service										P	§18.08.202(b)(14).
General Retail Store or Commercial Use Other than Listed										P	§18.08.202(b)(15).
Laundry, Drop- off/Pickup										P	§18.08.202(b)(18).
Laundry, Self Service										P	§18.08.202(b)(19).
Office, Other Than Listed										P	§18.08.202(b)(20).
Restaurant with Alcohol Service											
Restaurant without Alcohol Service											
TV Broadcasting & Other Communication Service	P	P	P								§18.08.202(b)(26).

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	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21	MF 30	
PRINCIPAL USES											
See Section 18.08.202 (Additional Regulations for Principal Uses)											
RECREATION, ENTERTAINMENT, AND AMUSEMENT											
Community Center, Private	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP			
Country Club, Private	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(c)(1).
Fitness Center									SUP	SUP	
Private Club, Lodge or Fraternal Organization									SUP	SUP	
Public Park or Recreation Area	P	P	P	P	P	P	P	P	P	P	
Stable (Commercial) or; Riding Academy	SUP	SUP									
Stable (Private)	P	P	P	P							§18.08.202(c)(4).
LODGING											
Bed & Breakfast Inn					SPR	SPR		P	P	P	§18.08.202(d)(1).
Recreational Vehicle Park	SUP										§18.08.202(d)(5).

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	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21	MF 30	
PRINCIPAL USES											
See Section 18.08.202 (Additional Regulations for Principal Uses)											
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE											
Cemetery/ Mausoleum	SUP	SUP	SUP								§18.08.202(e)(2).
Church/House of Worship			SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	
Communication Facility, Equipment Only	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	§18.08.202(e)(5).
Electric Generating Plant	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(6).
Electric Utility Substation	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	§18.08.202(e)(6).
Library, Art Gallery or Museum											
Public Transit or School Bus Shelter	P	P	P	P	P	P	P	P	P	P	
School, Primary (Public or Private)	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	§18.08.202(e)(9).
School, Secondary (Public or Private)	SPR	SPR	SPR	SPR	SPR	SPR	SPR				§18.08.202(e)(10).
Transitional Living Facility											
Utility Box/Well House, Back-up Generator, Pumping or Booster Station	P	P	P	P	P	P	P	P	P	P	§18.08.202(e)(14).
Utility Installation, Other than Listed	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	
Utilities, Major	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(13).
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION											
Asphalt or Concrete Batch Plant	SUP										

TABLE 18.08-4: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = Permitted as an Accessory Use										ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)
	RESIDENTIAL BASE ZONING DISTRICTS										
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21	MF 30	
PRINCIPAL USES											
See Section 18.08.202 (Additional Regulations for Principal Uses)											
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE											
Mini-warehouse				SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(f)(8).
OTHER PRINCIPAL USES											
Farm (No Commercial Slaughtering)	P	P	P								§18.08.202(g)(1).
Poultry & Hog Farm	SUP	SUP									§18.08.202(g)(1).

TABLE 18.08-4: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = Permitted as an Accessory Use										ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)
	RESIDENTIAL BASE ZONING DISTRICTS										
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21	MF 30	
ACCESSORY USES											
See Section 18.08.203 (Standards for Accessory Uses and Structures)											
Accessory Dwelling Unit (ADU)											§18.08.203(e)(1).
Caretaker Quarters								A	A	A	§18.08.203(e)(1). Accessory to a principal multi-family or nonresidential use only.
Child Care, In Home (1--6 Children)	A	A	A	A	A	A	A	A	A	A	§18.08.202(e)(3).
Child Care, In Home (7--12 Children)	A-SUP	A-SUP	A-SUP	A-SUP	A-SUP	A-SUP	A-SUP	A-SUP	A-SPR	A-SPR	§18.08.202(e)(3). Permitted as an accessory use subject to SUP or SPR review procedure as shown.
Child Care Center	SUP	SUP	SUP	SUP							§18.08.202(b)(7).

TABLE 18.08-4: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = Permitted as an Accessory Use RESIDENTIAL BASE ZONING DISTRICTS										ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21	MF 30	

ACCESSORY USES

See Section 18.08.203 (Standards for Accessory Uses and Structures)

Community Center, Private									A	A	
Drive-through Facility											
Guest Quarters or Guest House	A	A	A	A	A	A	A	A			§18.08.203(e)(1). Accessory only to a principal single-family detached dwelling unit.
Home Occupation	A	A	A	A	A	A	A	A	A	A	§18.08.203(e)(3).
Satellite Dish	A	A	A	A	A	A	A	A	A	A	§18.08.203(e)(4).
Sidewalk Cafés											§18.08.203(e)(4).
Stable (Private)	A	A	A	A							§18.08.202(c)(4).
Tennis Courts	A	A	A	A	A	A	A	A	A	A	§18.08.202(c)(5).
Utilities, Alternative Systems	A	A	A	A	A	A	A	A	A	A	§18.08.203(e)(6).

TEMPORARY USES

See Section 18.08.204 (Standards for Temporary Uses and Structures)

Garage Sales	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(1).
Temporary Asphalt or Concrete Batch Plant	SUP	SUP	SUP	SUP	SUP	SUP	SUP				§ 18.08.204(d)(2).
Temporary Construction Structures	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(5).
Temporary Real Estate Sales Office	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(6).
Temporary Stockpiling	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(8).
Temporary Urban Farm	P	P	P	SPR	SPR	SPR	SPR	SPR	SPR	SPR	§18.08.204(d)(9).

(d) Summary Use Table for Nonresidential Base Zone Districts.

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
RESIDENTIAL												
Boarding or Rooming House							P					
Congregate Care Facility					P/ SUP	P/ SUP	P/ SUP					§18.08.202(a)(2). NC, AC, CC: SUP required if 100 or more units; SUP required if 200 or more beds in a dormitory style project.
Convent or Monastery				SUP			P					
Fraternity or Sorority House												
Group Home		P		P	P	P	P					§18.08.202(a)(4).
Hospice		P		P	P	P	P	P				
Manufactured Home												§18.08.202(a)(5).
Multi-Family					P/ SPR	P/ SPR	P/ SPR					§18.08.202(a)(7). All Districts:Parcel/subdivision plat required for condominium conversions. NC, AC, CC: SPR required if more than 4 units.
Nursing Home/ Assisted Living Facility						P						§18.08.202(a)(8).
Private Dorm				P/ SPR/ SUP								§18.08.202(a)(10). PF: SPR required if more than 4 and less than 50 rooms; SUP required if 50 or more rooms.
Single- Family, Attached/ Condominium Townhouse		P/ SPR/ SUP		P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP					§18.08.202(a)(9). All Districts: SPR required if more than 4 units and less than the SUP review threshold. PO, PF, NC: SUP required if 20 or more units. AC, CC: SUP required if 100 or more units.
Single-	P	P		P								OS: Minimum lot size

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
RESIDENTIAL												
Family, Detached												shall be 50 acres.
Single- Family, Zero Lot Line												
Single Room Occupancy				P/ SPR/ SUP		P/ SPR/ SUP	P/ SPR/ SUP					§18.08.202(a)(10). PF, AC, CC: SPR required if more than 4 and SUP not required. PF: SUP required if 50 or more units. AC, CC: SUP required if 100 or more units.

(Ord. No. 5762, § 1, 11-18-05)

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
COMMERCIAL SALES AND SERVICES												
Adult Business									P	P	P	§18.08.202(b)(1).
Animal Clinic, Shelter, Hospital or Boarding/ Kennel			P		P	P	P		P	P	P	GO, NC, AC, CC: §18.08.202(b)(2).
Antique/ Collectible Store					P	P	P					
Astrologer,					SUP	P	P					

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	

PRINCIPAL USES

See Section 18.08.202 (Additional Regulations for Principal Uses)

COMMERCIAL SALES AND SERVICES

Hypnotist or Psychic Art & Science												
Auto Repair Garage and Paint and Body Shop						P	P		P	P		§ 18.08.202(b)(3).
Automobile & Truck Sales and Mobile Home, RV, Boat & Trailer Sales or Rental						SUP	SUP		P	P		I: § 18.08.301(d).
Automobile Rental						SUP				P		§ 18.08.202(b)(4)
Bakery, Retail					P	P	P			P		NC: § 18.08.202(b)(5).
Bar						SUP	SUP		P			
Barber/ Beauty Shop		P	P		P	P	P			P		
Building & Landscape Material/ Lumber Yard						P	P		P	P		CC, I, IC: § 18.08.202(b)(6).
Call Center			P			P	P		P	P	P	
Car Wash					SUP	SUP	P		P	P		
Child Care Center			P	P	P	P	P	P	P	P	P	§ 18.08.202(b)(7).
Cleaners, Commercial					P	P	P		P	P		NC: § 18.08.202(b)(8).
Convenience Store					SUP	P	P		P	SUP	SUP	
Copy Center		P	P	SUP	P	P	P		P	P	P	PO: § 18.08.202(b)(9).
Custom & Craft Work					P	P	P		P	P	P	NC, AC, CC: § 18.08.202(b)(10).
Drive-through Facility						P	P					§ 18.08.202(b)(11).
Escort Service/ Outcall												

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
COMMERCIAL SALES AND SERVICES												
Financial Institution		SUP	P	SUP	SUP	P	P			P/ SUP	P/ SUP	NC, IC, IB: SUP required if drive-through facility.
Freestanding Automated Teller Machine		P	P	P	P	P	P		P	P	P	§18.08.202(b)(13).
General Personal Service		SUP	SUP		P	P	P			P		PO, GO: §18.08.202(b)(14).
General Retail Store or Commercial Use Other than Listed					P	P	P	P				NC: §18.08.202(b)(15).
Household Goods, Light Service, Repair & Assembly					P	P	P		P	P		All Except I: §18.08.202(b)(16).
Laboratory		P/ SUP	P/ SUP	P/ SUP		P/ SUP	P/ SUP		P/ SUP	P/ SUP	P/ SUP	§18.08.202(b)(17). SUP required if use meets "Group H" occupancy (as defined in the building code in effect in the city) or if more than 4,000 sq. ft.
Laundry, Drop-off/ Pickup			P		P	P	P			P		GO, NC: §18.08.202(b)(18).
Laundry, Self Service					P	P	P			P		
Medical Facility, Day Use Only		P	P	P	P	P	P					
Medical Marijuana Dispensary						P	P					18.08.202(b)(20)
Office, Other Than Listed		P	P	P	P	P	P		P	P	P	I§18.08.202(b)(21[0])c.
Open Lot Parking		SPR	SPR	SPR	SPR	SPR	P		P	P		§18.08.202(b)(22[1]).
Pawn Shop						SUP	SUP					§18.08.202(b)(23[2]).

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
COMMERCIAL SALES AND SERVICES												
Pet Store					SUP	P	P					
Plant Nursery/ Garden Supply					P	P	P		P	P	P	NC, AC, CC: §18.08.202(b)(24[3]).
Recording Studio		P	P	P	P	P	P		P	P	P	
Restaurant with Alcohol Service			SUP		SUP	P	P		P	P	P	AC, CC, I, IB, IC: §18.08.202(b)(25[4]).
Restaurant without Alcohol Service		SUP	SUP		P	P	P		P	P	P	
Sale of Low Volume Bulky Goods					P	P	P			P		
Gas Station					SUP	P	P	P	P	P		§18.08.202(b)(26[5]).
Tattoo Parlor, Body Painting, & Similar Uses						P	P		P	P		
TV Broadcasting & Other Communica- tion Service		P	P	P	P	P	P		P	P	P	PO, GO, PF, NC, AC, CC: §18.08.202(b)(27[6]).
Wedding Chapel						P						

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
RECREATION, ENTERTAINMENT, AND AMUSEMENT												
Casino (see Hotel with Nonrestricted Gaming Operation												
Commercial Amusement/ Recreation (Outside)						SUP	SUP		SUP	SUP		
Commercial Amusement/ Recreation (Inside) other than listed						P	P		P	P		
Country Club, Private												
Fitness Center				SUP	P	P	P		P	P	P	
Gun Range (Indoor)				SUP			SUP		SUP			
Night Club					SUP	SUP	SUP	P				NC: §18.08.302(c).
Pool or Billiard Parlor						SUP	P			P		
Private Club, Lodge or Fraternal Organization		SUP	SUP			P	P	P				
Public Park or Recreation Area	P	P	P	P	P	P	P	P	P	P	P	
Sports Arena, Stadium, or Track	SUP			SUP		SUP		SUP	SUP			
Stable (Commercial) or Riding Academy						P	P	P				CC, HC: §18.08.202(c)(3).
Tennis Courts	P	P	P	P	P	P	P	P	P	P	P	All Except OS, HC: §18.08.202(c)(5).

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
RECREATION, ENTERTAINMENT, AND AMUSEMENT												
Theater (No Drive-in)				P		P	P		SPR	SPR	SPR	
Video Arcades					P	P	P					
LODGING												
Bed & Breakfast Inn		SPR			SPR	P	P	P				PO, NC: §18.08.202(d)(1).
Hotel with Nonrestricted Gaming Operation								SUP				§18.08.202(d)(2). §18.08.202(d)(3).
Hotel (Without Nonrestricted Gaming Operation)						P		SUP				§18.08.202(d)(2).
Hotel- Condominium									P	P		
Motel						P/ SPR/ SUP	P/ SPR/ SUP					AC, CC: SPR required if over 20 units and under 80 units; SUP required if 80 or more rooms.
Motel with Nonrestricted Gaming Operation								SUP				§18.08.202(d)(4).
Recreational Vehicle Park						SUP		SUP				§18.08.202(d)(5).

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	

PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE												
Blood Plasma Donor Center						P	P			P		§18.08.202(e)(1).
Cemetery/ Mausoleum				SUP		P						§18.08.202(e)(2).
Church/ House of Worship				P	P	P	P			SUP		NC: §18.08.202(e)(4).
College, University, or Seminary			P	P		P	P					
Communication Facility, Equipment Only		SPR	P	SPR	P	P	P	P	P	P	P	§18.08.202(e)(5).
Electric Generating Plant	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	P	P/ SPR	P/ SPR	§18.08.202(e)(6). IC, IB: SPR required if adjacent to residentially zoned property.
Electric Utility Substation	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	P	P/ SPR	P/ SPR	§18.08.202(e)(6). IC, IB: SPR required if adjacent to residentially zoned property.
Funeral Parlor						P	P					
Government Facility		P	P	P	P	P	P			P	P	
Hospital, Acute & Overnight Care				SUP		P						
Library, Art Gallery or Museum		P	P	P	P	P	P					
Post Office		SPR	SPR	P	SPR	SPR	SPR		P	P		
Prison/ Custodial Institution				SUP								
Public Meal Provider/ Homeless Services									P			§18.08.202(e)(7).
Public Transit or School Bus Shelter	P	P	P	P	P	P	P	P	P	P	P	
School, Primary (Public or Private)				P								§18.08.202(e)(8).
School, Secondary (Public or Private)				P		SPR	SPR					§18.08.202(e)(9).

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE												
School, Non-Traditional, Secondary (Public or Private)				P								§ 18.08.202(e)(10).
School, Vocational/ Trade			P	A		P	P		P	P	P	GO, AC, CC: § 18.08.202(e)(11).
Transitional Living Facility				P			SUP					§ 18.08.202(e)(12).
Utility Box/Well House, Back- up Generator, Pumping or Booster Station	P	P	P	P	P	P	P	P	P	P	P	§ 18.08.202(e)(13).
Utility Installation, Other than Listed	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	
Utilities, Major	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§ 18.08.202(e)(12).

(Ord. No. 5762, § 1, 11-18-05)

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)	
	NONRESIDENTIAL BASE ZONING DISTRICTS												
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB		
PRINCIPAL USES													
See Section 18.08.202 (Additional Regulations for Principal Uses)													
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION													

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION												
Asphalt or Concrete Batch Plant									SUP			
Animal & Animal Byproduct Processing									SUP			§18.08.202(f)(1).
Bus or other Transportation Terminal				SUP			P		P	P		CC, IC: §18.08.202(f)(2).
Chemical Processing and/or Manufacture									SUP	SUP	SUP	
Collection Station					SUP	SUP	SUP		P	P		NC, AC, CC: §18.08.202(f)(3).
Crematorium						SUP	SUP		P	P		§ 18.08.202(f)(4)
Food Processing/ Wholesale Bakery							P		P	P	P	
Hazardous Waste									P/ SUP	P/ SUP	P/ SUP	§18.08.202(f)(5). SUP required if use is not ancillary to retail or commercial use, or if facility is more than 4,000 sq. ft.
Heavy Machinery & Equipment (Rental, Sales & Service)									P	P		
Helipad			P	P		P	P	P	P	P		§18.08.202(f)(7).
Indoor Manufacturing, Processing, Assembly or Fabrication			SUP						P	P	P	GO: §18.08.202(f)(8).
Maintenance, Repair or						P			P	P		AC: §18.08.202(f)(9).

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION												
Renovation Business												
Medical Marijuana Cultivation Facility						P	P		P	P	P	
Medical Marijuana Independent Testing Laboratory						P	P		P	P	P	
Medical Marijuana Production Facility						P	P		P	P	P	
Mining, Sand and Gravel Excavation	SUP								SUP			
Mini- warehouse					SUP	SUP	SUP		P	P		AC, CC, NC: §18.08.202(f)(10).
Outdoor Manufactur- ing, Process- ing, Assembly or Fabrication									SUP	SUP		
Outdoor Storage									P	P	SUP	I, IC, IB: §18.08.202(f)(11).
Printing & Publishing						P			P	P	P	
Railroad Yard or Shop				P					P			PF: §18.08.202(f)(12).
Rental Store, w/Outdoor storage; Truck Rental						SUP	SUP		P	P		
Salvage or Reclamation of Products (Indoors)									P	P		
Septic Tank Services									SUP			
Showroom					P	P	P					

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION												
Taxidermist						P	P		P	P		
Towing & Impound Yard									P	P		§18.08.202(f)(13).
Transfer Station									P			§18.08.202(f)(14).
Truck Stop/ Travel Plaza									SUP	SUP		§18.08.202(f)(15).
Truck Terminal									SUP	SUP		
Warehouse/ Distribution Center									P	P		
Welding Repair									P	P		§18.08.202(f)(16).
Wholesale of construction materials									P	P	P	I, IB: §18.08.202(f)(17).
Wholesale of products manufactured or assembled on site									P	P	P	
Wrecking Yard, Salvage Yard, or Junk Yard (Outside)									SUP			
OTHER												
Farm (No Commercial Slaughtering)	P											OS: §18.08.202(g)(1).
Poultry and Hog Farm	SUP											OS: §18.08.202(g)(1).

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
ACCESSORY USES												
See Section 18.08.203 (Standards for Accessory Uses and Structures)												
Caretaker Quarters		A	A	A	A	A	A	A	A	A	A	§18.08.203(e)(1). Accessory to a principal multi- family or non- residential use only.
Accessory retail sales associated with a principal manufacturing, wholesaling, distribution or warehousing use.										A		§ 18.08.203(d)(2)
Automobile Rental								A				§18.08.202(b)(4)
Bakery, Retail			A	A				A				
Bar								A				
Barber/ Beauty Shop				A				A				
Bus or other Transporta- tion Terminal								A				
Child Care, In Home (1--6 Children)				A- SPR	A	A	A					§18.08.202(e)(3). Permitted as an accessory use to a principal residential use, subject to SUP or SPR review procedure as shown.
Child Care, In Home (7--12 Children)		A		A- SPR	A	A	A					§18.08.202(e)(3). Permitted as an accessory use to a principal residential use, subject to SUP or SPR review procedure as shown.
Child Care Center		A										§18.08.202(b)(7).
Commercial Amusement/ Recreation (Outside)								A				

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

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	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
ACCESSORY USES												
See Section 18.08.203 (Standards for Accessory Uses and Structures)												
Commercial Amusement/ Recreation (Inside)								A				
Community Center, Private												
Copy Center								A				
Drive-through Facility (Food and Beverage Service			A			A	A			A- SUP	A- SUP	§18.08.202(b)(11). IC, IB: Subject to SUP approval.
Drive-through Facility (Non- Food and Beverage Service			A			A	A			A- SUP	A- SUP	§18.08.202(b)(12). IC, IB: Subject to SUP approval.
Financial Institution								A	A			
Fitness Center		A	A					A				
Gaming Operation, Restricted		A	A	A	A	A	A	A	A	A	A	§18.08.202(c)(2).
General Personal Service								A				
Government Facility									A			
Gun Range (Indoor)								A				
Home Occupation	A	A		A	A	A	A	A				§18.08.203(e)(3).
Indoor Storage, incidental to a permitted use		A	A	A	A	A	A	A	A	A	A	
Laundry, Drop- off/Pickup								A				
Laundry, Self Service								A				

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
ACCESSORY USES												
See Section 18.08.203 (Standards for Accessory Uses and Structures)												
Library, Art Gallery or Museum								A				
Pet Store								A				
Pool or Billiard Parlor								A				
Post Office								A				
Recording Studio								A				
Restaurant with Alcohol Service				A				A				
Restaurant without Alcohol Service				A				A				
School, Vocational/ Trade				A								
Gas Station				A								§18.08.202(b)(25).
Showroom			A						A	A	A	
Sidewalk Cafés		A	A		A	A	A		A	A	A	§18.08.203(e)(5).
Tennis Courts								A				
Theater (No Drive-in)								A				
TV Broadcasting & Other Communica- tion Service								A				§18.08.202(b)(26).
Utility Alternative System	A	A	A	A	A	A	A	A	A	A	A	§18.08.203(e)(6).
Warehouse/ Distribution Center				A								
Wedding Chapel								A				
Welding Repair				A								§18.08.202(f)(14).
Video Arcades								A				

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
TEMPORARY USES												
See Section 18.08.204 (Standards for Temporary Uses and Structures)												
Temporary Carnival, Circus, Entertainment Event, Amusement Ride				P		P	P	P				§18.08.204(d)(3).
Temporary Christmas Tree Sales Lot & Similar Uses					P	P	P					§18.08.204(d)(4).
Temporary Construction Structures		P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(5).
Temporary Open Lot Parking		P	P	P	P	P			P	P		§18.08.204(d)(7).
Temporary Stockpiling	P	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(8).
Temporary Urban Farm	P	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(9).

(e) Mixed Use Base Zone Districts.

TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	

PRINCIPAL USES

See Section 18.08.202 (Additional Regulations for Principal Uses)

RESIDENTIAL

Boarding or Rooming House	P		P	P		P		P		P		
Congregate Care Facility	P		P	P	P/SPR /SUP	P	P	P	P	P	P	§18.08.202(a)(2).
Convent or Monastery	P	SUP	P	P		P	P	P	P	P	P	
Fraternity or Sorority House	SUP		SUP	SUP		SUP	SUP	SUP	SUP	SUP	SUP	
Group Home	P	P	P	P	P	P	P	P	P	P	P	§18.08.202(a)(4).
Hospice	P	P	P	P	P	P	P	P	P	P	P	
Manufactured Home	P		P	P	P	P	P	P	P	P	P	§18.08.202(a)(5).
Multi- Family	P		P	P	P/SPR /SUP	P	P	P	P	P	P	
Mobile Home Park					SUP							§18.08.202(a)(6).
Mobile Home Subdivision					P							§18.08.202(a)(6).
Multi- Family	P		P	P	P/SPR /SUP	P	P	P	P	P	P	§18.08.202(a)(7).
Nursing Home/ Assisted Living Facility	P		P	P	SUP	P	P	P	P	P	P	
Private	P	P/SPR	P	P		P	P	P	P	P	P	§18.08.202(a)(10).

TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	

PRINCIPAL USES

See Section 18.08.202 (Additional Regulations for Principal Uses)

RESIDENTIAL

Dorm		/SUP										
Single-Family, Attached/ Condominium Townhouse	P/SPR/ SUP	P/SPR/ SUP	P	P/SPR/ SUP	P/SPR/ SUP	P/SPR/ SUP	P	P	P	P	P/SPR/ SUP	§18.08.202(a)(9).
Single-Family, Detached		P		P	P	SUP						
Single-Family, Zero Lot Line	P		P	P	P	P	P	P	P	P	P	
Single Room Occupancy	P	P/SPR/ SUP	P	P		P	P	P	P	P	P	§18.08.202(a)(10).

TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE										ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS										
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	

PRINCIPAL USES

See Section 18.08.202 (Additional Regulations for Principal Uses)

COMMERCIAL SALES AND SERVICES

Adult Business												
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TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
COMMERCIAL SALES AND SERVICES												
Animal Clinic, Shelter, Hospital or Boarding/ Kennel	P		P	P		P	P	P	P	P		§18.08.202(b)(2).
Antique/ Collectible Store	P		P	P		P	P	P	P	P	P	
Astrologer, Hypnotist or Psychic Art & Science	P		P	P		P	P	P	P	P	P	
Auto Repair Garage and Paint and Body Shop	SUP		SUP			SUP		SUP		SUP		§18.08.202(b)(3).
Automobile & Truck Sales and Mobile Home, RV, Boat & Trailer Sales or Rental						SUP						
Automobile Rental	P		P	SUP		SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(b)(4)
Bakery, Retail	P		P	P	SUP	P	P	P	P	P	P	
Bar	P/SUP		P	P		P	P	P	P	P	P	CRC/GMU: SUP adjacent to Residential Master Plan Land Use designation.
Barber/ Beauty Shop	P		P	P	SUP	P	P	P	P	P	P	
Building & Landscape Material/ Lumber Yard	P			P		P		P				§18.08.202(b)(6).
Call Center	P		P	P		P	P	P	P	P	P	
Car Wash	P		P	P			P	P	P	P		

TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
COMMERCIAL SALES AND SERVICES												
Child Care Center	P	P	P	P	SUP	P	P	P	P	P	P	§18.08.202(b)(7).
Cleaners, Commercial	P		P	P		P	P	P	P	P		
Convenience Store	P		P	P		P	P	P	P	P	P	
Copy Center	P	SUP	P	P		P	P	P	P	P	P	
Custom & Craft Work	P		P	P		P	P	P	P	P	P	§18.08.202(b)(10).
Drive-through Facility	SUP		SUP	SUP				SUP				§18.08.202(b)(11).
Escort Service/ Outcall							P					Shall be at least 1,000 feet from any child care center or facility
Financial Institution	P	SUP	P	P		P	P	P	P	P	P	
Freestanding Automated Teller Machine	P	P	P	P		P		P	P	P		
General Personal Service	P		P	P		P	P	P	P	P	P	
General Retail Store or Commercial Use Other than Listed	P		P	P	SUP	P	P	P	P	P	P	
Household Goods, Light Service, Repair & Assembly	P		P	P		P	P	P	P	P	P	§18.08.202(b)(16).
Laboratory	P/SUP	P/SUP	P/SUP	P/SUP		P/SUP		P/SUP	P/SUP	P/SUP		§18.08.202(b)(17).
Laundry, Drop-off/ Pickup	P		P	P		P	P	P	P	P	P	
Laundry, Self Service	P		P	P		P	P	P	P	P	P	
Medical Facility, Day Use Only	P	P	P	P		P	P	P	P	P	P	

TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)	
	REGIONAL CENTERS BASE ZONING DISTRICTS												
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE		
PRINCIPAL USES													
See Section 18.08.202 (Additional Regulations for Principal Uses)													
COMMERCIAL SALES AND SERVICES													
Medical Marijuana Dispensary							P	P	P	P		18.08.202(b)(20)	
Office, Other Than Listed	P	P	P	P		P	P	P	P	P	P		
Open Lot Parking	P	SPR	P	P		P	P	P	P	P		§18.08.202(b)(22[4]).	
Pawn Shop	SUP		SUP	SUP								§18.08.202(b)(23[2]).	
Pet Store	P		P	P		P	P	P	P	P	P		
Plant Nursery/ Garden Supply	P		P	P	SUP	P	P	P	P	P	P	§18.08.202(b)(24[3]).	
Recording Studio	P	P	P	P		P	P	P	P	P	P		
Restaurant with Alcohol Service	P		P	P		P	P	P	P	P	P		
Restaurant without Alcohol Service	P		P	P		P	P	P	P	P	P		
Sale of Low Volume Bulky Goods	P		P	P		P	P	P	P	P	P		
Gas Station	P		P			SUP		SUP	P	SUP		§18.08.202(b)(26[5])	
Tattoo Parlor, Body Painting, & Similar Uses	P/SUP		P			P	P			P		CRC/GMU: SUP adjacent to Residential Master Plan Land Use designation.	
TV Broadcasting & Other Communication Service	P	P	P			P	P	P	P	P	P	§18.08.202(b)(27[6]).	
Wedding Chapel	P		P	P		P	P	P	P	P	P		

TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
RECREATION, ENTERTAINMENT, AND AMUSEMENT												
Casino (see Hotel w/Non-Restricted Gaming)												
Commercial Amusement/ Recreation (Outside)	SUP		SUP			SUP	SUP	SUP	SUP	SUP	SUP	
Commercial Amusement/ Recreation (Inside) other than listed	P		P	P		P	P	P	P	P	P	
Community Center, Private					SUP							
Convention Center	SUP		SUP				P	SUP		SUP	SUP	
Country Club, Private	P		P	P	SUP	P	P	P	P	P	P	
Fitness Center	P	SUP	P	P		P	P	P	P	P	P	
Gun Range (Indoor)		SUP										
Night Club	SUP		SUP			SUP	SUP	SUP	SUP	SUP	SUP	CRC/GMU: SUP adjacent to Residential Master Plan Land Use designation.
Pool or Billiard Parlor	P		P	P		P	P	P	P	P	P	CRC/GMU: SUP adjacent to Residential Master Plan Land Use designation.
Private Club, Lodge or Fraternal Organization	P		P	P		P	P	P	P	P	P	
Public Park or Recreation Area	P	P	P	P	P	P	P	P	P	P	P	

TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
RECREATION, ENTERTAINMENT, AND AMUSEMENT												
Sports Arena, Stadium, or Track	SUP	SUP	SUP	SUP		SUP	SUP	SUP	SUP	SUP	SUP	CRC/GMU: SUP adjacent to Residential Master Plan Land Use designation.
Stable (Commercial) or Riding Academy	SUP		P	SUP		P						§18.08.202(c)(3).
Tennis Courts	P	P	P	P		P	P	P	P	P	P	§18.08.202(c)(5).
Theater (No Drive-in)	P	P	P	P		P	P	P	P	P	P	
Video Arcades	P		P	P		P	P	P	P	P	P	
LODGING												
Bed & Breakfast Inn	P		P	P	P	P	P	P	P	P	P	§18.08.202(d)(1).
Hotel with Nonrestricted Gaming Operation			SUP				SUP	SUP				§18.08.202(d)(3). DRRC/Key: See DRRC Plan for Specific Locations.
Hotel (Without Nonrestricted Gaming Operation)	P		P			P	P	P	P	P	P	§18.08.202(d)(2). CRC/GMU: SUP adjacent to Residential Master Plan Land Use designation.
Hotel- Condominium	P		P			P	P	P	P	P	P	
Motel	P		P									CRC/GMU: see § 18.08.405(d)
Motel with Nonrestricted Gaming Operation												
Recreational Vehicle Park	SUP		SUP	SUP				SUP				§18.08.202(d)(5).

TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

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	REGIONAL CENTERS BASE ZONING DISTRICTS												
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE		
PRINCIPAL USES													
See Section 18.08.202 (Additional Regulations for Principal Uses)													
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICES													
Blood Plasma Donor Center	P		P	P		P	P	P	P	P	P	§18.08.202(e)(1).	
Cemetery/ Mausoleum						P	P	P	P	P		§18.08.202(e)(2).	
Church/ House of Worship	P	P	P	P	SUP	P	P	P	P	P	P		
College, University, or Seminary	P	P	P	P		P	P	P	P	P	P		
Communica- tion Facility, Equipment Only	P	SUP	P	P	SUP	P	P	P	P	P	P	§18.08.202(e)(5).	
Electric Generating Plant	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(6).	
Electric Utility Substation	SUP	SUP	SUP	SUP	SPR	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(6).	
Funeral Parlor	P		P	P		P		P	P				
Government Facility	P	P	P	P		P	P	P	P	P	P		
Hospital, Acute & Overnight Care	P	SUP	P	P		P	P	P	P	P	P		
Library, Art Gallery or Museum	P	P	P	P		P	P	P	P	P	P		
Post Office	P	P	P	P		P	P	P	P	P	P		
Prison/ Custodial Institution		SUP				SUP							
Public Meal Provider/ Homeless Services										SUP		§18.08.202(e)(8).	
Public Transit or School Bus Shelter	P	P	P	P	P	P	P	P	P	P	P		

TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

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	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICES												
School, Primary (Public or Private)	P	P	P	P	SPR	P	P	P	P	P	P	§18.08.202(e)(9).
School, Secondary (Public or Private)	P	P	P	P		P	P	P	P	P	P	§18.08.202(e)(10).
School, Non-Traditional, Secondary (Public or Private)		P				P						§18.08.202(e)(11).
School, Vocational/ Trade	P	A	P	P		P	P	P	P	P	P	§18.08.202(e)(12).
Utility Box/ Well House, Back-up Generator, Pumping or Booster Station	P	P	P	P	P	P	P	P	P	P	P	§18.08.202(e)(14).
Utility Installation, Other than Listed	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	
Utilities, Major	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(13).

TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION												
Asphalt or Concrete Batch Plant												
Animal & Animal Byproduct Processing												§18.08.202(f)(1).
Bus or other Transportation Terminal	P	SUP	P	P		P	P	P	P	P	P	§18.08.202(f)(2).
Chemical Processing and/or Manufacture												
Collection Station	SUP											§18.08.202(f)(3).
Crematorium	SUP			SUP		SUP		SUP		SUP		§18.08.202(f)(4).
Food Processing/ Wholesale Bakery	P		P	P		P		P	P	P		
Hazardous Waste												§18.08.202(f)(5).
Heavy Machinery & Equipment (Rental, Sales & Service)												
Helipad	SUP	P	P			P	P	P	P	P	P	§18.08.202(f)(6).
Indoor Manufacturing, Processing, Assembly or Fabrication				SUP		P				SUP		§18.08.202(f)(8)
Maintenance, Repair or Renovation Business	P		P	P		P		P		P		§18.08.202(f)(9).
Mining, Sand and Gravel Excavation												

TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

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	REGIONAL CENTERS BASE ZONING DISTRICTS												
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE		
PRINCIPAL USES													
See Section 18.08.202 (Additional Regulations for Principal Uses)													
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION													
Medical Marijuana Cultivation Facility										P			
Medical Marijuana Independent Testing Laboratory									P	P			
Medical Marijuana Production Facility										P			
Mini- warehouse	SUP		SUP	SUP	SUP		SUP	SUP	SUP	SUP	SUP	§18.08.202(f)(10).	
Outdoor Manufacturing, Processing, Assembly or Fabrication													
Outdoor Storage													
Printing & Publishing	P		P	P		P	P	P	P	P	P		
Railroad Yard or Shop													
Rental Store, w/Outdoor storage; Truck Rental	SUP			SUP									
Salvage or Reclamation of Products (Indoors)													
Septic Tank Services													
Showroom	P		P	P		P	P	P	P	P	P		
Taxidermist	P		P	P		P							
Towing & Impound Yard													
Transfer Station													
Truck Stop													

TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

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	REGIONAL CENTERS BASE ZONING DISTRICTS										
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	

PRINCIPAL USES

See Section 18.08.202 (Additional Regulations for Principal Uses)

INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION

Truck Terminal												
Warehouse/ Distribution Center				SUP								
Welding Repair				SUP								§18.08.202(f)(16).
Wholesale of construction materials				SUP		P						§18.08.202(f)(17).
Wholesale of products manufactured or assembled on site				SUP								
Wrecking Yard, Salvage Yard, or Junk Yard (Outside)												

OTHER

Farm (No Commercial Slaughtering)												
Poultry and Hog Farm												

TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

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	REGIONAL CENTERS BASE ZONING DISTRICTS										
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	

ACCESSORY USES

See Section 18.08.203 (Standards for Accessory Uses and Structures)

Accessory Dwelling or	A	A	A	A		A	A	A	A	A	A	§18.08.203(e)(1).
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TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE										ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS										
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	

ACCESSORY USES

See Section 18.08.203 (Standards for Accessory Uses and Structures)

Caretakers Quarters/ Domestic or Security Unit												
Accessory Retail Sales Associated with a Principal Manufacturing, Wholesaling, Distribution or Warehousing Use.												
Automobile Rental												§18.08.202(b)(4)
Bakery, Retail		A										
Bar												
Barber/ Beauty Shop		A										
Bus or other Transportation Terminal												
Caretakers Quarters	A	A	A	A	A	A	A	A	A	A	A	§18.08.203(e)(1).
Child Care, In Home (1--6 Children)	A	A- SPR	A	A	A	A	A	A	A	A	A	§18.08.203(e)(3).
Child Care, In Home (7--12 Children)	A	A- SPR	A	A	A-SUP	A	A	A	A	A	A	§18.08.203(e)(3).
Child Care Center												
Commercial Amusement/ Recreation (Outside)												
Commercial Amusement/ Recreation (Inside)												
Community Center, Private	A		A	A		A	A	A	A	A	A	
Copy Center												
Drive-through Facility (Food	SUP		SUP	SUP		SUP		A				§18.08.202(b)(11). DRC: Only with

TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE										ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS										
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	

ACCESSORY USES

See Section 18.08.203 (Standards for Accessory Uses and Structures)

and Beverage Service												direct or indirect freeway access
Drive-through Facility (Non-Food and Beverage Service)	SUP		SUP	SUP		SUP		A				§18.08.202(b)(11). DRC: Only with direct or indirect freeway access
Financial Institution												
Fitness Center												
Gaming Operation, Restricted	A	A	A	A		A	A	A	A	A	A	§18.08.202(c)(2).
General Personal Service												
Government Facility												
Guest Quarters or Guest House					A							§18.08.203(e)(1).
Gun Range (Indoor)												
Home Occupation	A	A	A	A	A	A	A	A	A	A	A	§18.08.203(e)(3).
Indoor Storage, incidental to a permitted use	A	A	A	A		A	A	A	A	A	A	
Laundry, Drop-off/ Pickup												
Laundry, Self Service												
Library, Art Gallery or Museum												
Pet Store												
Pool or Billiard Parlor												
Post Office												
Recording Studio												

TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE										ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS										
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	

ACCESSORY USES

See Section 18.08.203 (Standards for Accessory Uses and Structures)

Restaurant with Alcohol Service		A										
Restaurant without Alcohol Service		A										
School, Vocational/ Trade		A										
Satellite Dish					A							§18.08.203(e)(4).
Gas Station		A										§18.08.202(b)(25).
Showroom												
Sidewalk Cafés	A		A	A		A	A	A	A	A	A	§18.08.203(e)(5).
Tennis Courts					A							
Theater (No Drive-in)												
TV Broadcasting & Other Communication Service												
Utility Alternative System	A	A	A	A	A	A	A	A	A	A	A	
Warehouse/ Distribution Center		A				A						
Wedding Chapel		A										
Welding Repair												
Video Arcades												

TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
TEMPORARY USES												
See Section 18.08.204 (Standards for Temporary Uses and Structures)												
Garage Sales					P							§18.08.204(d)(1).
Temporary Asphalt or Concrete Batch Plant												
Temporary Carnival, Circus, Entertainment Event, Amusement Ride	P	P	P	P		P	P	P	P	P	P	§18.08.204(d)(3).
Temporary Christmas Tree Sales Lot & Similar Uses	P		P	P		P	P	P	P	P	P	§18.08.204(d)(4).
Temporary Construction Structures	P	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(5).
Temporary Real Estate Sales Offices					P							§18.08.204(d)(6).
Temporary Stockpiling	P	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(8).
Temporary Open Lot Parking	P	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(7).
Temporary Urban Farm	P	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(9).

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)	
	REGIONAL CENTERS BASE ZONING DISTRICTS													
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTI A RC† †	RSA RC† †	UNR C/AR /HS/ R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC		WGRC
PRINCIPAL USES														
See Section 18.08.202 (Additional Regulations for Principal Uses) †														
RESIDENTIAL														
Boarding or Rooming House	P	P	P					P	P		P	P	P	
Congregate Care Facility	P	P	P									P	P	§18.08.202(a)(2).
Convent or Monastery	P	P	P									P	P	
Fraternity or Sorority House	SUP	SUP	SUP					SUP	SUP			SUP	SUP	
Group Home	P	P	P									P	P	§18.08.202(a)(4).
Hospice	P	P	P									P	P	
Manufactured Home	P	P	P									P	P	§18.08.202(a)(5).
Mobile Home Park													SUP	
Mobile Home Subdivision														
Multi-Family	P	P	P					P	P		P	P	P	§18.08.202(a)(7).
Nursing Home/ Assisted Living Facility	P	P	P						SUP			P		§18.08.202(a)(8).
Private Dorm	P	P	P					P	P		P	P		§18.08.202(a)(10).
Single- Family, Attached/ Condominium Townhouse	P	P	SPR						P		P	P/ SPR/ SUP	P	§18.08.202(a)(9). In RRC/TMU and MRC SPR required if more than 4 units and less then the SUP review threshold. SUP required if 100 or more units.
Single- Family, Detached			SPR		P				P				P	
Single-	P	P	P									P	P	

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS														
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE													ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS													
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTI A RC† †	RSA RC† †	UNR C/AR /HS/ R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	WGRC	
PRINCIPAL USES														
See Section 18.08.202 (Additional Regulations for Principal Uses) †														
RESIDENTIAL														
Family, Zero Lot Line														
Single Room Occupancy	P	P	P					SUP				P		§18.08.202(a)(10).

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS														
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)	
	REGIONAL CENTERS BASE ZONING DISTRICTS													
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC /RES	UNRC/ OS	UNRC/ COMM	MRC		WGR C
PRINCIPAL USES														
See Section 18.08.202 (Additional Regulations for Principal Uses)†														
COMMERCIAL SALES AND SERVICES														
Adult Business														
Animal Clinic, Shelter, Hospital or Boarding/ Kennel						P	P		SUP			P	§18.08.202(b)(2).	
Antique/ Collectible Store	P	P	P	P		P	P		P			P	P	
Astrologer, Hypnotist or Psychic Art & Science	P	P	P			P	P					P	P	

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS														
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE													ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS													
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC /RES	UNRC/ OS	UNRC/ COMM	MRC	WGR C	
PRINCIPAL USES														
See Section 18.08.202 (Additional Regulations for Principal Uses)†														
COMMERCIAL SALES AND SERVICES														
Auto Repair Garage and Paint and Body Shop	P	P	P			P	P		SUP			P	SUP	§18.08.202(b)(3).
Automobile & Truck Sales and Mobile Home, RV, Boat & Trailer Sales or Rental				SUP		P	P					P	SUP	§18.08.301(d).
Automobile Rental				SUP		P/ SUP††	P/ SUP††					SUP	SUP	§18.08.202(b)(4)
Bakery, Retail	SUP	SUP	SUP	P		P/ SUP††	P/ SUP††		P		P	SUP	P	
Bar	P	P	P			P	P				P	P	P	
Barber/ Beauty Shop	P	P				P	P		P		P	P	P	
Building & Landscape Material/ Lumber Yard	P	P	P			P	P				P	P	P	§18.08.202(b)(6).
Call Center	P			P		P	P						P	
Car Wash	P	P	P	P		P	P					P	P	
Child Care Center	P	P		P		P	P				SUP			§18.08.202(b)(7).
Cleaners, Commercial	P	P	P	P				P	P		P	P	P	
Convenience Store	P	P	P	P		P	P				P	P	P	
Copy Center	P	P	P	SUP		P	P		P		P	P		
Custom & Craft Work	P	P	P	P		P	P				P	P	P	§18.08.202(b)(10).
Drive- through Facility	P	P	P	P		P	P					P	SUP	§18.08.202(b)(11).

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS														
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)	
	REGIONAL CENTERS BASE ZONING DISTRICTS													
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC /RES	UNRC/ OS	UNRC/ COMM	MRC		WGR C
PRINCIPAL USES														
See Section 18.08.202 (Additional Regulations for Principal Uses)†														
COMMERCIAL SALES AND SERVICES														
Escort Service/ Outcall														
Financial Institution	P/ SUP	P/ SUP	P/ SUP							P/ SUP	P/ SUP		SUP required if drive thru facility	
Freestanding Automated Teller Machine	P	P	P	P		P	P			P	P	P		
General Personal Service	P	P	P			P	P		P		P	P	P	
General Retail Store or Commercial Use Other than Listed	P	P	P			P	P		P		P	P	P	
Household Goods, Light Service, Repair & Assembly	P	P	P	P		P	P		P		P	P	P	
Laboratory	P/ SUP	P/ SUP	P/ SUP	P/ SUP		P/ SUP	P/ SUP	P/ SUP				P/ SUP	P/SU P	
Laundry, Drop-off/ Pickup	P	P	P	P		P	P		P		P	P	P	
Laundry, Self Service	P	P	P	P		P	P		P		P	P	P	
Medical Facility, Day Use Only	P	P	P					P			P	P	P	
Medical Marijuana Dispensary	P	P										P	P	
Office, Other Than Listed	P	P	P	P		P	P	P	P		P	P	P	

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS														
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)	
	REGIONAL CENTERS BASE ZONING DISTRICTS													
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC /RES	UNRC/ OS	UNRC/ COMM	MRC		WGR C
PRINCIPAL USES														
See Section 18.08.202 (Additional Regulations for Principal Uses)†														
COMMERCIAL SALES AND SERVICES														
Open Lot Parking	P	P	P	P		P	P					P		§18.08.202(b) (22[4]). MRC: Permitted as a temporary use, allowed without discretionary review for a period up to 36 months provided all the requirements in 18.08.405(e) are met.
Pawn Shop						SUP	SUP					SUP		§18.08.202(b)(23[2]) .
Pet Store	P	P	P			P	P		P		P	P	P	
Plant Nursery/ Garden Supply	P	P	P	P		P	P				P		P	§18.08.202(b)(24[3]) .
Recording Studio	P	P	P	P		P	P				P	P	P	
Restaurant with Alcohol Service	P	P	P	P		P	P		P		P	P	P	RRC/I(IC): §18.08.202(b)(25[4]) .
Restaurant without Alcohol Service	P	P	P	P		P	P		P		P	P	P	
Sale of Low Volume Bulky Goods	P	P		P		P	P					P	P	
Gas Station	P	P		P		P	P					P	P	§18.08.202(b)(26[5])
Tattoo Parlor, Body Painting, & Similar Uses	P			P		P	P					P		

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS														
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE													ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS													
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC /RES	UNRC/ OS	UNRC/ COMM	MRC	WGR C	
PRINCIPAL USES														
See Section 18.08.202 (Additional Regulations for Principal Uses)†														
COMMERCIAL SALES AND SERVICES														
TV Broadcasting & Other Communication Service	P	P		P		P	P	P			P	P	P	§18.08.202(b)(27)(6)
Wedding Chapel	P	P	P			P	P						P	

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS														
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE													ADDITIONAL USE REGULATION S (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS													
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	WGRC	
PRINCIPAL USES														
See Section 18.08.202 (Additional Regulations for Principal Uses)†														
RECREATION, ENTERTAINMENT, AND AMUSEMENT														
Casino (see Hotel w/Non-Restricted Gaming)														
Commercial Amusement/ Recreation (Outside)	SUP	SUP	SUP	SUP		SUP	SUP					SUP	SUP	
Commercial Amusement/ Recreation (Inside) other than listed	P	P	P	P		P	P		P			P	P	
Community Center, Private			P								P	P	P	§18.08.202(c)(1) .

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS														
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE													ADDITIONAL USE REGULATION S (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS													
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	WGRC	
PRINCIPAL USES														
See Section 18.08.202 (Additional Regulations for Principal Uses)†														
RECREATION, ENTERTAINMENT, AND AMUSEMENT														
Country Club, Private	P	P	P			P	P					P	P	
Fitness Center	P	P	P	P		P	P		P		P	P	P	
Gun Range (Indoor)													SUP	
Night Club	SUP	SUP				SUP	SUP				SUP	SUP	SUP	
Pool or Billiard Parlor	P	P		P		P	P		P		P	P	P	
Private Club, Lodge or Fraternal Organization	P	P	P			P	P	P	P		P	P	P	
Public Park or Recreation Area	P	P	P	P	P	P	P	P	P	P	P	P	P	
Sports Arena, Stadium, or Track	SUP	SUP	SUP		SUP	SUP	SUP	SUP		SUP	SUP	SUP	SUP	
Stable (Commercial) or Riding Academy	P	P	P			P	P					P	P	§18.08.202(c)(3)
Tennis Courts	P	P	P	P	P	P	P	P		P	P	P	P	§18.08.202(c)(5)
Theater (No Drive-in)	P	P	P	SPR		P	P		P		P	P	P	
Video Arcades	P	P	P			P	P				P	P	P	
LODGING														
Bed & Breakfast Inn	P	P	P			P	P		P		P	P	P	§18.08.202(d)(1).
Hotel with Nonrestricted Gaming Operation	SUP												SUP	§18.08.202(d)(3).
Hotel	P	P	P			P	P		P		P	P	P	§18.08.202(d)(2)

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS														
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE													ADDITIONAL USE REGULATION S (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS													
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	WGRC	
PRINCIPAL USES														
See Section 18.08.202 (Additional Regulations for Principal Uses)†														
RECREATION, ENTERTAINMENT, AND AMUSEMENT														
(Without Nonrestricted Gaming Operation)).
Hotel- Condominium	P	P	P	P		P	P		P		P	P	P	§18.08.202(d)(5).
Motel						P	P					P		§18.08.202(d)(6).
Motel with Nonrestricted Gaming Operation														
Recreational Vehicle Park													SUP	§18.08.202(d)(8).

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS														
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE													ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS													
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	WGRC	
PRINCIPAL USES														
See Section 18.08.202 (Additional Regulations for Principal Uses)														
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE														
Blood Plasma Donor Center	P	P	P	P		P	P					P		§18.08.202(e)(1).
Cemetery/ Mausoleum	P	P	P			P	P					P		§18.08.202(e)(2).
Church/ House of Worship	P	P	P	SUP				P	P		P	P	P	
College, University, or Seminary	P	P	P					P			P	P	P	
Communica- tion Facility.	P	P	P	P		P	P	P			P	P	P	§18.08.202(e)(5).

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE													ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS													
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	WGRC	
PRINCIPAL USES														
See Section 18.08.202 (Additional Regulations for Principal Uses)														
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE														
Equipment Only														
Electric Generating Plant	SUP	SUP	SUP	P/ SPR	SUP	P/ SPR/ SUP††	P/ SPR/ SUP††					SUP	SUP	§18.08.202(e)(6).
Electric Utility Substation	SUP	SUP	SUP	P/ SPR	SUP	P/ SPR/ SUP††	P/ SPR/ SUP††					SUP	SUP	§18.08.202(e)(6).
Funeral Parlor	P	P	P			P	P					P		
Government Facility	P	P	P	P		P	P	P	P		P	P	P	
Halfway House	SUP	SUP	SUP									SUP		§18.08.202(e)(7).
Hospital, Acute & Overnight Care	P	P	P									P	P	
Library, Art Gallery or Museum	P	P	P					P	P		P	P	P	
Post Office	P	P	P	P		P	P	P	P		P	P	P	
Prison/ Custodial Institution														
Public Meal Provider/ Homeless Services														
Public Transit or School Bus Shelter	P	P	P	P	P	P	P					P	P	
School, Primary (Public or Private)	P	P	P					P	P		P	P	P	§18.08.202(e)(9).
School, Secondary (Public or Private)	P	P	P			P		P	P		P	P	P	§18.08.202(e)(10)
School,									SUP				P	§18.08.202(e)(11)

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE													ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS													
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	WGRC	
PRINCIPAL USES														
See Section 18.08.202 (Additional Regulations for Principal Uses)														
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE														
Non-Traditional, Secondary (Public or Private)														.
School, Vocational/ Trade	P	P	P	P		P		P	SUP		P	P	P	§18.08.202(e)(12) .
Utility Box/Well House, Back-up Generator, Pumping or Booster Station	P	P	P	P	P	P	P	P	P	P	P	P	P	§18.08.202(e)(14) .
Utility Installation, Other than Listed	SPR	P	SPR	SPR	SPR	SPR	SPR					SPR	SPR	
Utilities, Major	SUP	SUP	SUP	SUP	SUP	SUP	SUP					SUP	SUP	§18.08.202(e)(13) .

	TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS														
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE													ADDITIONAL USE REGULATIONS (Apply in All Zone Districts	
	REGIONAL CENTERS BASE ZONING DISTRICTS														Unless Otherwise Noted)
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	WGRC		
PRINCIPAL USES															
See Section 18.08.202 (Additional Regulations for Principal Uses)															
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION															
Asphalt or Concrete Batch Plant						P	P/ SUP††							RTIARC, RSARC: Temporary only for airport construction not to exceed 4 years, shall be at least 750 ft from res. zoned property	
Animal & Animal Byproduct Processing							SUP							§18.08.202(f)(1).	
Bus or other Transportation Terminal	P	P		P		P	P					P	SUP	§18.08.202(f)(2).	
Chemical Processing and/or Manufacture				SUP		SUP	SUP						SUP		
Collection Station				P		P/ SUP††	P/ SUP††					SUP		§18.08.202(f)(3).	
Crematorium		SUP		P		P/ SUP††	P/ SUP††					SUP		§18.08.202(f)(4).	
Food Processing/ Wholesale Bakery	P	P		P		P	P					P	P		
Hazardous Waste				P/ SUP		P/ SUP††	P/ SUP††							§18.08.202(f)(5).	
Heavy Machinery & Equipment (Rental, Sales & Service)				SUP		P	P								
Helipad	P	P		P		P	P	P			P	P	P	§18.08.202(f)(6).	

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS														
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE													ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS													
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	WGRC	
PRINCIPAL USES														
See Section 18.08.202 (Additional Regulations for Principal Uses)														
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION														
Indoor Manufacturing, Processing, Assembly or Fabrication				P		P	P		SUP				P	
Maintenance, Repair or Renovation Business		P		P		P	P		P			P	P	§ 18.08.202(f)(9).
<u>Medical Marijuana Cultivation Facility</u>				<u>P</u>		<u>P</u>						<u>P</u>		<u>18.08.202(f)(10)</u>
<u>Medical Marijuana Independent Testing Laboratory</u>	<u>P</u>	<u>P</u>		<u>P</u>		<u>P</u>						<u>P</u>	<u>P</u>	<u>18.08.202(f)(11)</u>
<u>Medical Marijuana Production Facility</u>	<u>P</u>	<u>P</u>		<u>P</u>		<u>P</u>						<u>P</u>	<u>P</u>	<u>18.08.202(f)(12)</u>
Mining, Sand and Gravel Excavation				SUP	SUP		SUP							
Mini- warehouse		SUP		SUP		P/ SUP††	P/ SUP††						SUP	§18.08.202(f)(13 0)).
Outdoor Manufacturing, Processing, Assembly or Fabrication				SUP		SUP	SUP							
Outdoor Storage				SUP		P	P						SUP	§18.08.202(f)(14 1)).
Printing & Publishing	P	P	P	P		P	P					P	P	
Railroad Yard or Shop							P							

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS														
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE													ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS													
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	WGRC	
PRINCIPAL USES														
See Section 18.08.202 (Additional Regulations for Principal Uses)														
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION														
Rental Store, w/ Outdoor storage; Truck Rental				P		P/ SUP††	P/ SUP††						SUP	
Salvage or Reclamation of Products (Indoors)				P		P	P							
Septic Tank Services							SUP							
Showroom	P	P	P			P	P			P	P	P		
Taxidermist				P		P	P					P	P	
Towing & Impound Yard				P		P	P							§18.08.202(f)(16[3]).
Transfer Station				SUP			P							§18.08.202(f)(17[4]).
Truck Stop				SUP		SUP	SUP						SUP	§18.08.202(f)(18[5]).
Truck Terminal				SUP		SUP	SUP							
Warehouse/ Distribution Center				P		P	P		SUP				P	
Welding Repair				P		P	P						P	§18.08.202(f)(19[6]).
Wells and Transmission Lines related to Geothermal Energy Development	SPR	SPR	SPR	P	SPR								SPR	
Wholesale of construction materials				P		P	P						P	§18.08.202(f)(20[17]).
Wholesale of products manufactured or assembled on site				P		P	P						P	

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS														
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE													ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS													
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	WGRC	
PRINCIPAL USES														
See Section 18.08.202 (Additional Regulations for Principal Uses)														
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION														
Wrecking Yard, Salvage Yard, or Junk Yard (Outside)							SUP							
OTHER														
Farm (No Commercial Slaughtering)					P					P			P	§18.08.202(g)(1).
Poultry and Hog Farm					SUP									§18.08.202(g)(1).
Outdoor Wash Rack														
Cabaret														
Airport Operations & Facilities						P	P							

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS														
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE													ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS													
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	WGRC	
ACCESSORY USES														
See Section 18.08.203 (Standards for Accessory Uses and Structures)														
Accessory Dwelling or Caretakers Quarters/ Domestic or Security	A	A	A	A								A	A	§18.08.203(e)(1).

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS														
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE													ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS													
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	WGRC	
ACCESSORY USES														
See Section 18.08.203 (Standards for Accessory Uses and Structures)														
Unit														
Accessory Retail sales associated with a principal manufacturing, wholesaling, distribution or warehousing use.				A					A				A	§18.08.203(e)(2).
Automobile Rental													A	§18.08.202(b)(4)
Bakery, Retail													A	
Bar													A	
Barber/ Beauty Shop													A	
Bus or other Transporta- tion Terminal														
Caretakers Quarters	A	A	A	A								A	A	§18.08.203(e)(1).
Child Care, In Home (1--6 Children)	A	A	A						A			A	A	§18.08.203(e)(3).
Child Care, In Home (7--12 Children)	A	A	A						A			A	A	§18.08.203(e)(3).
Child Care Center											A			§18.08.202(b)(7).
Commercial Amusement/ Recreation (Outside)													A	
Commercial Amusement/ Recreation (Inside)													A	
Community Center, Private	A	A	A			A	A		A		A	A	A	
Copy Center													A	
Drive-through	A	A	A	A/		A/	A/					A	A	§18.08.202(b)(11).

	TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS													
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)	
	REGIONAL CENTERS BASE ZONING DISTRICTS													
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC		WGRC
	ACCESSORY USES													
	See Section 18.08.203 (Standards for Accessory Uses and Structures)													
Facility (Food and Beverage Service				SUP		SUP	SUP							
Drive-through Facility (Non- Food and Beverage Service	A	A	A	A/ SUP		A/ SUP	A/ SUP					A	A	§18.08.202(b)(11).
Financial Institution														
Fitness Center												A		
Gaming Operation, Restricted	A	A	A	A		A	A					A	A	§18.08.202(c)(2).
General Personal Service													A	
Government Facility														
Guest Quarters or Guest House													A	
Gun Range (Indoor)													SUP	
Home Occupation	A	A	A		A	A	A					A	A	§18.08.203(c)(3).
Indoor Storage, incidental to a permitted use	A	A	A	A		A	A					A	A	
Laundry, Drop-off/ Pickup													A	
Laundry, Self Service													A	
Library, Art Gallery or Museum														
Pet Store														
Pool or														

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS														
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE													ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS													
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	WGRC	
ACCESSORY USES														
See Section 18.08.203 (Standards for Accessory Uses and Structures)														
Billiard Parlor														
Post Office														
Recording Studio														
Restaurant with Alcohol Service														
Restaurant without Alcohol Service														
School, Vocational/ Trade														
Satellite Dish														
Gas Station		SUP		SUP						SUP				§18.08.202(b)(25).
Showroom				A		A	A							
Sidewalk Cafés	A	A	A	A		A	A		A		A	A	A	§18.08.203(e)(5).
Tennis Courts														
Theater (No Drive-in)														
TV Broadcasting & Other Communication Service														
Utility Alternative System	A	A	A	A	A	A	A	A	A	A	A	A	A	
Warehouse/ Distribution Center														
Wedding Chapel														
Welding Repair														
Video Arcades														

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type															P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE										ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
REGIONAL CENTERS BASE ZONING DISTRICTS																									
RRC/TC	RRC/RC/A	RRC/TMU	RRC/I†	RRC/OS†	RTIARC††	RSA RC††	UNR C/AR/HS/R	UNRC/RES	UNRC/OS	UNRC/COMM	MRC	WGRC													
TEMPORARY USES																									
See Section 18.08.204 (Standards for Temporary Uses and Structures)																									
Garage Sales																									
Temporary Asphalt or Concrete Batch Plant																									
Temporary Carnival, Circus, Entertainment Event, Amusement Ride													P												
Temporary Christmas Tree Sales Lot & Similar Uses	P	P	P			P	P		P			P	P	§18.08.204(d)(4).											
Temporary Construction Structures	P	P	P			P	P						P	§18.08.204(d)(5).											
Temporary Real Estate Sales Offices	P	P	P	P		P	P	P	P	P	P	P	P	§18.08.204(d)(6).											
Temporary Open Lot Parking	P	P	P	P	P	P	P	P	P	P	P	P		§18.08.204(d)(7).											
Temporary Stockpiling	P	P	P	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(8).											
Temporary Urban Farm	P	P	P	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(9).											
	†RRC/I - Land Uses and Development Standards shall be in accordance with the IC District as amended. MU District standards shall not apply.																								
	†RRC/OS - Land Uses and Development Standards shall be in accordance with the OS District. MU District standards shall not apply.																								
	††RTIARC - Land Uses in accordance with MU and IC Uses																								
	††RSARC- Land Uses in accordance with MU, IC & I Uses																								

TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS

USECATEGORY/Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use PermitA = PERMITTED AS ACCESSORY USE								ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)	
	TOD BASE ZONING DISTRICTS									
	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR		W4TC
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)										

RESIDENTIAL										
Boarding or Rooming House	P		P	P	P	P	P	P	P	
Congregate Care Facility	P	P	P	P	P	P	P	P	P	§18.08.202(a)(2).
Convent or Monastery	P	P	P	P	P	P	P	P	P	
Fraternity or Sorority House	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	
Group Home	P	P	P	P	P	P	P	P	P	§18.08.202(a)(4).
Hospice	P	P	P	P	P	P	P	P	P	
Manufactured Home	P	P	P	P	P	P	P	P	P	§18.08.202(a)(5).
Mobile Home Park										§18.08.202(a)(6).
Mobile Home Subdivision										§18.08.202(a)(6).
Multi-Family	P	P	P	P	P	P	P	P	P	§18.08.202(a)(7).
Nursing Home/ Assisted Living Facility	P	P	P	P	P	P	P	P	P	§18.08.202(a)(8).
Private Dorm	P	P	P	P	P	P	P	P	P	§18.08.202(a)(10).
Single- Family, Attached/ Condominium Townhouse	P/ SPR/ SUP	P/ SPR/ SUP	P	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	§18.08.202(a)(9).
Single-Family, Detached		P		P/SUP	SUP	P	SUP	P	SUP	
Single-Family, Zero Lot Line	P	P	P	P	P	P			P	
Single Room Occupancy	P	P	P	P	P	P	P	P	P	§18.08.202(a)(10).

TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS

USE CATEGORY/Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE								ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	TOD BASE ZONING DISTRICTS								
	E4TC	MSTC	MSTC/RLM	NVTC	SVTC	SVTC/PLC	SVTC/MC	SVTC/MR	

PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)

COMMERCIAL SALES AND SERVICES

Adult Business										
Animal Clinic, Shelter, Hospital or Boarding/ Kennel	P	P	P	P	P	P	P		P	§18.08.202(b)(2).
Antique/ Collectible Store	P	P	P	P	P	P	P	P	P	
Astrologer, Hypnotist or Psychic Art & Science	P	P	P	P	P	P	P	P	P	
Auto Repair Garage and Paint and Body Shop	P	P		P	P				P	§18.08.202(b)(3).
Automobile & Truck Sales and Mobile Home, RV, Boat & Trailer Sales or Rental		SUP		SUP	SUP				SUP	§18.08.301(d).
Automobile Rental		SUP	SUP	SUP	SUP				SUP	
Bakery, Retail	P	P	P	P	P	P	P	P	P	
Bar	P	P	P	P	P	P	P		P	
Barber/Beauty Shop	P	P	P	P	P	P	P	P	P	
Building & Landscape Material/ Lumber Yard	P	SUP		P	P		P		P	§18.08.202(b)(5).
Call Center	P	P	P	P	P	P	P		P	
Car Wash				SUP	SUP				SUP	
Child Care Center	P	P	P	P	P	P	P	P	P	§18.08.202(b)(6).
Cleaners, Commercial	P	P	P	P	P	P	P		P	

TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS										
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	TOD BASE ZONING DISTRICTS									
	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)										
COMMERCIAL SALES AND SERVICES										
Convenience Store	P	P	P	P	P	P	P		P	
Copy Center	P	P	P	P	P	P	P	P	P	
Custom & Craft Work	P	P	P	P	P	P	P	P	P	§18.08.202(b)(9).
Drive-through Facility										§18.08.202(b)(10).
Escort Service/ Outcall										
Financial Institution	P	P	P	P	P	P			P	
Freestanding Automated Teller Machine	P	P	P	P	P	P	P	P	P	
General Personal Service	P	P	P	P	P	P	P	P	P	
General Retail Store or Commercial Use Other than Listed	P	P	P	P	P	P	P	P	P	
Household Goods, Light Service, Repair & Assembly	P	P	P	P	P	P	P	P	P	§18.08.202(b)(15).
Laboratory	P/SUP	P/SUP	P/SUP	P/SUP	P/SUP	P/SUP	P/SUP		P/SUP	§18.08.202(b)(16).
Laundry, Drop-off/ Pickup	P	P	P	P	P	P	P		P	
Laundry, Self Service	P	P	P	P	P	P	P	P	P	
Medical Facility, Day Use Only	P	P	P	P	P	P	P		P	
Medical Marijuana Dispensary	P			P	P	P	P		P	18.08.202(b)(20)
Office, Other Than Listed	P	P	P	P	P	P	P	P	P	
Open Lot Parking	P	P	P	P	P	P	P	P	P	§18.08.202(b)(22 0).
Pawn Shop	SUP	SUP	SUP	SUP	SUP	SUP	SUP		SUP	§18.08.202(b)(23 1).
Pet Store	P	P	P	P	P	P	P		P	
Plant Nursery/ Garden Supply	P	P	P	P	P	P	P	P	P	§18.08.202(b)(24 2).
Recording Studio	P	P	P	P	P	P	P	P	P	
Restaurant with Alcohol Service	P	P	P	P	P	P	P		P	
Restaurant without Alcohol Service	P	P	P	P	P	P	P		P	
Sale of Low Volume Bulky Goods	P	P	P	P	P	P	P		P	
Service Station		P		P	SUP					§18.08.202(b)(26 4).
Tattoo Parlor, Body Painting, & Similar Uses	P	P	P	P	P	P	P		P	
TV Broadcasting & Other Communication Service	P	P	P	P	P	P	P		P	§18.08.202(b)(27 5).
Wedding Chapel	P	P	P	P	P	P	P	P	P	

TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS

USE CATEGORY/Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE TOD BASE ZONING DISTRICTS									ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)										
RECREATION, ENTERTAINMENT, AND AMUSEMENT										
Casino (see Hotel w/Non-Restricted Gaming)										
Commercial Amusement/ Recreation (Outside)	SUP	SUP	SUP	SUP	SUP	SUP	SUP		SUP	
Commercial Amusement/ Recreation (Inside) other than listed	P	P	P	P	P	P	P		P	
Community Center, Private										
Convention Center			P							
Country Club, Private	P	P	P	P	P	P	P		P	
Fitness Center	P	P	P	P	P	P	P	P	P	
Gun Range (Indoor)										
Night Club	SUP	SUP	P	SUP	SUP	SUP	SUP		SUP	
Pool or Billiard Parlor	P	P	P	P	P	P	P		P	
Private Club, Lodge or Fraternal Organization	P	P	P	P	P	P	P		P	
Public Park or Recreation Area	P	P	P	P	P	P	P	P	P	
Sports Arena, Stadium, or Track	SUP	SUP	SUP	SUP	SUP	SUP	SUP		SUP	
Stable (Commercial) or Riding Academy	P	P	P	P	P	P	P		P	§18.08.202(c)(3).
Tennis Courts	P	P	P	P	P	P	P	P	P	§18.08.202(c)(5).
Theater (No Drive-in)	P	P	P	P	P	P	P		P	
Video Arcades	P	P	P	P	P	P	P		P	
LODGING										
Bed & Breakfast Inn	P	P	P	P	P	P	P	P	P	§18.08.202(d)(1).
Hotel with Nonrestricted Gaming Operation	SUP		SUP	SUP	SUP				SUP	§18.08.202(d)(3).
Hotel (Without Nonrestricted Gaming Operation)	P	P	P	P	P	P/ SUP	P		P	§18.08.202(d)(4).
Hotel-Condominium	P	P	P	P	P	P	P		P	
Motel	P		P							
Motel with Nonrestricted Gaming Operation										
Recreational Vehicle Park	SUP								SUP	§18.08.202(d)(3).

TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS										
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	TOD BASE ZONING DISTRICTS									
	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)										
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE										
Blood Plasma Donor Center	P	P	P	P	P	P	P		P	§18.08.202(e)(1).
Cemetery/Mausoleum	P	P	P	P		P			P	§18.08.202(e)(2).
Church/ House of Worship	P	P	P	P	P	P	P	P	P	
College, University, or Seminary	P	P	P	P	P	P	P	P	P	
Communication Facility, Equipment Only	P	P	P	P	P	P	P	P	P	§18.08.202(e)(5).
Electric Generating Plant	SUP		SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(6).
Electric Utility Substation	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(6).
Funeral Parlor	P	P	P	P	P	P	P		P	
Government Facility	P	P	P	P	P	P	P	P	P	
Hospital, Acute & Overnight Care	P	P	P	P	P	P	P		P	
Library, Art Gallery or Museum	P	P	P	P	P	P	P	P	P	
Post Office	P	P	P	P	P	P	P	P	P	
Prison/Custodial Institution										
Public Meal Provider/ Homeless Services										
Public Transit or School Bus Shelter	P	P	P	P	P	P	P	P	P	
School, Primary (Public or Private)	P	P	P	P	P	P	P	P	P	§18.08.202(e)(9).
School, Secondary (Public or Private)	P	P	P	P	P	P	P	P	P	§18.08.202(e)(10).
School, Non-Traditional, Secondary (Public or Private)										
School, Vocational/ Trade	P	P	P	P	P	P	P	P	P	§18.08.202(e)(12).
Utility Box/Well House, Back- up Generator, Pumping or Booster Station	P	P	P	P	P	P	P	P	P	§18.08.202(e)(14).
Utility Installation, Other than Listed	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	
Utilities, Major	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(13).

TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS

USE CATEGORY/Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE									ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	TOD BASE ZONING DISTRICTS									
	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)										
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION										
Asphalt or Concrete Batch Plant										
Animal & Animal Byproduct Processing										
Bus or other Transportation Terminal	P	P	P	P	P	P	P		P	§18.08.202(f)(2).
Chemical Processing and/or Manufacture				SUP						
Collection Station	SUP			SUP						§18.08.202(f)(3).
Crematorium	SUP	SUP	SUP	SUP	SUP	SUP	SUP		SUP	§18.08.202(f)(4).
Food Processing/ Wholesale Bakery	P	P	P	P	P	P	P		P	
Hazardous Waste										§18.08.202(f)(5).
Heavy Machinery & Equipment (Rental, Sales & Service)	P			P					SUP	§18.08.202(f)(6)
Helipad	P	P	P	P	P	P			P	§18.08.202(f)(7).
Indoor Manufacturing, Processing, Assembly or Fabrication	P			P	P		P		SUP	
Maintenance, Repair or Renovation Business	P	P	P	P	P	P	P	P	P	§18.08.202(f)(9).
Medical Marijuana Cultivation Facility	P			P	P				P	18.08.202(f)(10)
Medical Marijuana Production Facility	P			P	P				P	18.08.202(f)(11)
Medical Marijuana Independent Testing Laboratory	P			P	P	P	P		P	18.08.202(f)(12)
Mining, Sand and Gravel Excavation										
Mini->warehouse				SUP	SUP		SUP		SUP	§18.08.202(f)(13 Ø).
Outdoor Manufacturing, Processing, Assembly or Fabrication										
Outdoor Storage	P			P	P		P		SUP	§18.08.202(f)(14 +)).W4TC, NVTC, E4TC, SVTC:As accessory use only SVTC: South of Neil Road or CRC Southern boundary
Printing & Publishing	P	P	P	P	P	P	P	P	P	
Railroad Yard or Shop										
Rental Store, w/Outdoor storage; Truck Rental				SUP						
Salvage or Reclamation of Products (Indoors)	SUP									
Septic Tank Services										
Showroom	P	P	P	P	P	P	P	P	P	

TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS

USE CATEGORY/Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE									ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	TOD BASE ZONING DISTRICTS									
	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)										
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION										
Taxidermist	P	P	P	P	P	P	P	P	P	
Towing &Impound Yard				SUP						§18.08.202(f)(15 3)).
Transfer Station										§18.08.202(f)(16 4)).
Truck Stop										§18.08.202(f)(17 5)).
Truck Terminal										
Warehouse/Distribution Center	P			P	P				SUP	E4TC: Outdoor Noise typically associated with the moving of vehicles and equipment is permitted
Welding Repair	P			P					SUP	§18.08.202(f)(18 6)).
Wholesale of Construction Materials	P			P					SUP	§18.08.202(f)(19 7)).
Wholesale of Products Manufactured or Assembled On Site	P			P					SUP	
Wrecking Yard, Salvage Yard, or Junk Yard (Outside)										
OTHER										
Farm (No Commercial Slaughtering)										
Poultry and Hog Farm										

TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS

USE CATEGORY/Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE TOD BASE ZONING DISTRICTS									ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	E4TC	MSTC	MSTC/ RLM	NVC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)										
Accessory Dwelling or Caretakers Quarters/ Domestic or Security Unit	A	A	A	A	A	A	A	A	A	§18.08.203(e)(1)
Accessory Retail Sales Associated with a Principal Manufacturing, Wholesaling, Distribution or Warehousing Use										
Automobile Rental										
Bakery, Retail										
Bar										
Barber/Beauty Shop										
Bus or other Transportation Terminal										
Caretakers Quarters	A	A	A	A	A	A	A	A	A	§18.08.203(e)(1).
Child Care, In Home (1--6	A	A	A	A	A	A	A	A	A	§18.08.203(e)(3).

TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS

USE CATEGORY/Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE TOD BASE ZONING DISTRICTS									ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	E4TC	MSTC	MSTC/ RLM	NVC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
	ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)									
Children)										
Child Care, In Home (7--12 Children)	A	A	A	A	A	A	A	A	A	§18.08.203(e)(3).
Child Care Center										§18.08.202(b)(6).
Commercial Amusement/ Recreation (Outside)										
Commercial Amusement/ Recreation (Inside)										
Community Center, Private	A	A	A	A	A	A	A	A	A	
Copy Center										
Drive-through Facility (Food and Beverage Service		A	A	A	SUP					§18.08.202(b)(10).
Drive-through Facility (Non-Food and Beverage Service		A	A	A	SUP					§18.08.202(b)(10).
Financial Institution										
Fitness Center										
Gaming Operation, Restricted	A	A	A	A	A	A	A		A	§18.08.202(c)(2).
General Personal Service										
Government Facility										
Guest Quarters or Guest House										
Gun Range (Indoor)										
Home Occupation	A	A	A	A	A	A	A	A	A	§18.08.203(e)(3).
Indoor Storage, incidental to a permitted use	A	A	A	A	A	A	A	A	A	
Laundry, Drop- off/Pickup										
Laundry, Self Service										
Library, Art Gallery or Museum										
Pet Store										
Pool or Billiard Parlor										
Post Office										
Recording Studio										
Restaurant with Alcohol Service										
Restaurant without Alcohol Service										
School, Vocational/ Trade										
Satellite Dish										
Service Station										
Showroom										
Sidewalk Cafes	A	A	A	A	A	A	A	A	A	§18.08.203(e)(5).
Tennis Courts										
Theater (No Drive-in)										
TV Broadcasting & Other Communication Service										
Utility Alternative System	A	A	A	A	A	A	A	A	A	
Warehouse/DistributionCenter					A		A			

TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS										
USECATEGORY/Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE									ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	TOD BASE ZONING DISTRICTS									
	E4TC	MSTC	MSTC/ RLM	NVC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)										
Wedding Chapel										
Welding Repair										
Video Arcades										

TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS										
USECATEGORY/Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE								ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)	
	TOD BASE ZONING DISTRICTS									
	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR		
TEMPORARY USES See Section 18.08.204 (Standards for Temporary Uses and Structures)										
Garage Sales										
Temporary Asphalt or Concrete Batch Plant										
Temporary Carnival, Circus, Entertainment Event, Amusement Ride	P	P	P	P	P	P	P		P	§18.08.204(d)(3).
Temporary Christmas Tree Sales Lot & Similar Uses	P	P	P	P	P	P	P		P	§18.08.204(d)(4).
Temporary Construction Structures	P	P	P	P	P	P	P	P	P	§18.08.204(d)(5).
Temporary Real Estate Sales Offices										§18.08.204(d)(6).
Temporary Open Lot Parking	P	P	P	P	P	P	P	P	P	§18.08.204(d)(7).
Stockpiling	P	P	P	P	P	P	P	P	P	§18.08.204(d)(8).
TemporaryUrban Farm	P	P	P	P	P	P			P	§18.08.204(d)(9).

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5242, § 1, 5-22-01; Ord. No. 5294, § 3, 1-8-02; Ord. No. 5363, § 1, 8-20-02; Ord. No. 5473, § 1, 7-16-03; Ord. No. 5750, § 1, 9-28-05; Ord. No. 5755, § 3, 10-12-05; Ord. No. 5762, § 1, 11-16-05; Ord. No. 5767, § 1, 11-16-05; Ord. No. 5821, § 1, 4-5-06; Ord. No. 5924, § 1, 5-9-07; Ord. No. 5938, § 1, 6-27-07; Ord. No. 5944, § 1, 6-27-07; Ord. No. 5972, § 1, 9-26-07; Ord. No. 5983, § 1, 11-28-07; Ord. No. 5993, § 1, 12-12-07; Ord. No. 6000, § 5, 1-30-08; Ord. No. 6007, § 1, 2-27-08; Ord. No. 6015, § 1, 4-9-08; Ord. No. 6042, § 1, 7-16-08; Ord. No. 6111, § 1, 7-15-09; Ord. No. 6118, § 1, 9-9-09; Ord. No. 6124, § 2, 9-23-09; Ord. No. 6143, § 1, 4-14-10; Ord. No. 6145, § 1, 4-14-10; Ord. No. 6152, § 1, 6-9-10; Ord. No. 6171, § 9, 1-19-11; Ord. No. 6182, § 1, 5-11-11; Ord. No. 6191, § 1, 7-6-11; Ord. No. 6200, § 1, 9-14-11; Ord. No. 6247, § 1, 9-12-12; Ord. No. 6309, § 1, 11-6-13)

SECTION 3. Chapter 18.08 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 18.08.202, the same to read as follows:

Section 18.08.202. Additional Regulations for Principal Uses.

- (a) Residential Use Regulations.

- (1) Cluster development. All cluster developments shall comply with the following regulations:
 - a. Either "a.1" or "a.2" below, and all of "a.3--a.6" must be met:
 1. The natural area being preserved includes features such as a wetland, creek, or a stand of trees; or
 2. The area will be landscaped and developed with significant amenities; and
 3. The area being preserved has direct access to a roadway in public or common ownership; and
 4. The area being preserved will be held in public or common ownership; and
 5. The area being preserved is suitable for recreational use; and
 6. The open space area is at least ten percent of the gross project acreage.
 - b. Cluster development shall meet the standards of the underlying zone or the "Small Lot" standards on Table 18.12-1, Section 18.12.102 (Standards for Single-Family Residential Base Zoning Districts).
- (2) Congregate care facility. All congregate care facilities shall comply with the following regulations, as applicable:
 - a. Units in a project that caters to an elderly or handicapped clientele shall be a minimum of 350 square feet. All other unit shall be 220 square feet.
 - b. Maximum occupancy of two people per unit.
 - c. Shall be located within 1,000 feet from a public transportation route.
 - d. Facilities with 20 or more units shall have a game and TV room.
 - e. Washers and dryers shall be provided at a rate of two washers and two dryers per 20 dwelling units or hookups shall be provided in each unit, or laundry service shall be provided.
 - f. For projects of 20 or more units, on site management shall be required.
 - g. If over 20 units in a project which caters to an elderly or handicapped clientele, provisions shall be made for paratransit including a circular drive and sheltered waiting area with a view of the drive equipped with a telephone.
 - h. Dormitory style projects shall meet the requirements of c., d., e., and f. based proportional to their number of beds being equivalent to one unit.
 - i. In the CRC/Residential District a special use permit is required for 50 or more units or 100 or more beds in a dormitory style project.
- (3) Convent or monastery (SF15). In the SF15 Zoning District only, a convent or monastery shall comply with the following regulations:
 - a. When more than five members reside permanently on-site, the residential adjacency standards in Section 18.12.304 shall be met.
- (4) Group home. All group homes shall comply with the following regulations:
 - a. Group homes shall have a maximum of six clients plus two staff residing in a house.

- b. Group homes serving persons with disabilities may have a maximum of ten clients with house parents or guardians and shall be licensed by the city, county or state.
 - c. The minimum distance between group home establishments shall be established by operation of state law.
- (5) Manufactured home. All manufactured home uses shall comply with the following regulations, as applicable:
 - a. Dwellings shall be permanently affixed to a full perimeter foundation designed to meet local requirements. Anchorage of the structure to the foundation must provide a mechanism for effectively transferring building loads to the foundation. A Nevada Registered Engineer's design of the foundation and anchorage system may be required at the discretion of the administrator.
 - b. Dwellings shall be converted to real property as defined by the Washoe County Assessor.
 - c. Dwellings shall have been manufactured within five years of being affixed to the lot.
 - d. Roofing materials and colors shall be different than siding materials and colors to create contrast. Acceptable roofing materials include asphalt shingle, tile, wood shake, or colored metal. Acceptable siding materials include wood, stucco, masonry, rock or vinyl.
 - e. Dwellings shall consist of more than one section with a minimum size of 320 square feet for each section.
 - f. Dwellings shall contain at least 1,200 square feet of living area.
 - g. Siding shall extend to within 12 inches of grade.
- (6) Mobile home subdivision or mobile home park. All mobile home subdivision and mobile home park uses shall comply with the following regulations, as applicable:
 - a. All property shall be zoned with the Mobile Home (MH) Overlay Zoning District. See Section 18.08.401(b) of this chapter.
 - b. All mobile home subdivision and mobile home park uses shall comply with the requirements of Section 18.08.401(b) (MH Overlay Zoning District).
- (7) Multi-family. All multi-family residential uses shall comply with the following regulations:
 - a. In the NC District only, multi-family residential dwellings are permitted only on properties with commercial, sales, or service businesses.
 - b. All multi-family units shall provide:
 - 1. Laundry facilities consisting of two washers and four dryers per 20 dwelling units or hook-ups in each dwelling unit.
 - 2. Air conditioners shall be provided for multi-family uses adjacent to major arterials or under the airspace of the Reno-Tahoe or Reno-Stead Airports (See Figures 18.08-15 and 18.08-16 below).
 - c. For projects of ten or more two-bedroom units the following shall be provided:
 - 1. A central playground(s) equivalent to 15 square feet per two bedroom dwelling unit.

- d. For projects of 20 or more units:
 - 1. On site management shall be required.
 - e. For projects of 30 or more units the following shall be provided:
 - 1. A lighted building directory in a public area.
 - 2. Lidded dumpsters.
 - 3. Covered mail boxes located in a central area which is lighted and has seating available.
 - 4. Laundry rooms shall have secured access.
 - 5. Common areas shall be visible from windows.
 - f. Parcel/subdivision plat required for condominium conversions.
 - g. In the CRC/Residential District a site plan review is required if more than 4 units and fewer than 50 units and a special use permit is required if 50 or more units.
- (8) Nursing home/assisted living facility (MF14, MF21, MF30). In the MF14, MF21, and MF30 Zoning Districts only, nursing home/assisted living facility uses shall comply with the following regulations:
- a. Facilities licensed for more than ten beds shall have access to a collector or arterial street.
- (9) Single-family, attached/condominium/townhouse. All single-family attached/condominium/townhouse residential uses shall comply with the following regulations, as applicable:
- a. In the PO and NC Districts only, such residential uses shall be above the first floor.
 - b. For new construction or conversion, a tentative map is required for five or more townhouse or condominium units.
 - c. In the CRC/Residential District a special use permit is required if the project contains 50 or more units.
- (10) Single room occupancy/private dorm. All single room occupancy/private dorm uses shall comply with the following regulations:
- a. Shall have a secured common entrance lobby and corridor access to all units.
 - b. Facilities with 12 or more rooms shall have a resident on-site manager. An office for the manager shall be provided and shall be located near the entry.
 - c. Maximum occupancy of two people per unit or two persons plus one child.
 - d. Shall be located no more than one-quarter mile from a public transportation route.
 - e. Facilities with 50 or more rooms shall have a common, centrally located recreation space.
 - f. Units shall be a minimum of 220 square feet for two people, 320 square feet for two people and one child, exclusive of bathroom facilities.
 - g. Units shall include a sink, toilet, and shower.
 - h. All the units shall include a kitchen, consisting of a refrigerator, microwave oven, two burner stove (minimum), sink, food preparation center, and cupboard.

- i. Personal storage space shall be provided within each unit.
- j. Adequate storage space for bicycles and motor scooters shall be provided.
- k. Access to police with proper identification shall be provided.
- l. In the CRC/Public Facility District a site plan review is required if the project contains more than four and fewer than 50 rooms and a special use permit is required if the project contains more than 50 rooms.

(b) Commercial Sales and Service Use Regulations.

(1) Adult business.

a. Purpose and intent.

- 1. The purpose and intent of these adult business regulations is to prevent crime, protect the city tourist and retail trade, maintain property values, and preserve the quality of the city's neighborhoods, commercial districts, and the quality of urban life, and to permit reasonable alternative avenues of communication to prevent the proliferation of illegal sex related businesses.
 - 2. Pursuant to NRS 278.022 et seq., special regulation of adult businesses is necessary to ensure that any possible secondary effects of these businesses will not be experienced by young people nor contribute to the blighting or downgrading of surrounding neighborhoods nor detract from the tourism efforts of the city, its redevelopment agency, and private businesses. With this in mind, the following purposes will be furthered by the adoption of this regulation:
 - i. To prevent exposure of materials subject to regulation by this section to minors;
 - ii. To prevent location of adult businesses near areas frequented by minors;
 - iii. To prevent the concentration or clustering of adult businesses in any one area and away from areas frequented by tourists;
 - iv. To limit the potential spread of sexually transmitted diseases and the opportunity for the commission of public offenses, including but not limited to, solicitation, prostitution, and the trafficking of controlled substances.
 - 3. The city council recognizes that adult businesses, because of their potentially objectionable operational characteristics, can have a deleterious effect on adjacent properties, particularly when several of them are positioned in close geographic proximity. This regulation is designed to minimize these effects.
 - 4. Finally, it is recognized that there have been many court cases since 1980 with respect to presumed first amendment businesses, and it is the intent of this ordinance to act consistently with respect to the holdings of those cases by assuring adequate locations within the City of Reno for the conduct of adult businesses and that regulations governing adult businesses are content neutral reasonable time, place and manner regulations furthering the purposes of this section.
- b. Exception. An "adult bookstore" which only has a segment or section devoted to the sale, lease or display of material referred to in the definition of "adult

bookstore" in Section 18.24.203 of this title is not subject to regulation under this subsection if all of the following criteria are met:

1. The segment or section devoted to said material does not exceed seven percent of display or retail floor space of the business or 200 square feet, whichever is less; and
 2. The material is available only for sale or lease for private use by the purchaser or lessee outside and off the premises of the business; and
 3. The segment or section devoted to said materials is segregated by partition, separate internal entrance, or otherwise obscured from casual observance by minors; and
 4. The segment or section is clearly signed to prohibit access by minors; and
 5. The segment or section is adequately staffed or within view of staff or otherwise controlled to assure monitoring of minors who may seek access to said segment or section.
 6. The business in which such a segment or section is located may not advertise itself or hold itself out to the public in any way as being an adult business, whether by store window displays, signs, or other means.
 7. The business in which the segment or section devoted to said materials is located is not licensed pursuant to Section 5.11 et seq. of the Reno Municipal Code for "Gaming," or any other numbered section to which these activities may be assigned.
 8. A business wherein an exception as defined by the above criteria is established cannot be combined with any other area or business to result in an increase in the floor area devoted to this activity beyond the maximum specified in b.1. above.
- c. Locational criteria. Adult businesses, as defined in Section 18.24.203 may be located only in the I (Industrial), IB (Industrial Business) and the IC (Industrial Commercial) Districts provided they comply with all of the following:
1. No adult business may be located within the Downtown Redevelopment Area as measured from the building footprint of the adult business to the property line of the nearest parcel within the prohibited area.
 2. No adult business may be located on a parcel which abuts a freeway, expressway, major or minor arterial roadway.
 3. No adult business may be located within 750 feet of any:
 - i. Residentially zoned district;
 - ii. Unrestricted gaming operation;
 - iii. Public or private university, college, school, preschool as defined by the Washoe County Social Services Department; or
 - iv. Park or playground as measured from the building footprint of the adult business to the property line of the above-characterized property.
 - v. No adult business may be located within 1,000 feet of any:
 - Adult business;

- Cabaret as defined in Title 5, Section 5.07.170 of RMC (Cabaret Licenses), Category "B" or "C", as measured from the building footprint of the adult business to the property line of the above-characterized property; or
- Adult interactive cabaret as defined in Title 5, Section 5.06.011 of RMC as measured from the building footprint of the adult business to the property line of the above-characterized property.

d. Operational requirements.

1. *Hours of operation.* No adult business located outside of the industrial zoning districts shall operate or remain open for more than 17 hours within a single 24-hour period, unless a special use permit for extended hours of operation is approved pursuant to Section 18.06.405 (Special Use Permit).
2. *Signs and displays.* In addition to the sign limitations of zone in which the business is located, all adult businesses shall be subject to the following sign regulations:
 - i. No product for sale or gift, or picture or other representation thereof, shall be displayed so as to be visible from the street or exterior of the building.
 - ii. The following signs must be posted at each entrance and at least one interior wall of the building, clearly visible to the public:
 - No one under the age of 18 is allowed in these premises.
 - No alcoholic beverage of any kind is allowed in these premises.
 - iii. Lettering must be at least one and one-half inches in height.
3. *Adult motion picture arcade.* Individual enclosures shall comply with Figure 18.08-2. Side and rear walls may extend from floor to ceiling. The entrance to the enclosure shall maintain a minimum clearance of 18 inches from the top and bottom of the door frame. Door frames shall not exceed seven feet in height. The opening may not be blocked at any time by a door, wall, curtain or other partition. Enclosures shall be configured in such a manner that there is an unobstructed view from a manager's station to the interior of the enclosure or a video surveillance system installed to monitor customer activity. Locks or barriers to entry shall not be installed on the doors which would restrict access by management or emergency service personnel. Enclosures shall comply with ADA requirements.
4. *Lighting.* The public area including but not limited to video sale or rental or the viewing area of an adult bookstore must have lighting which is a minimum of 30 foot candle power when measured at a point of 60 inches from the floor.

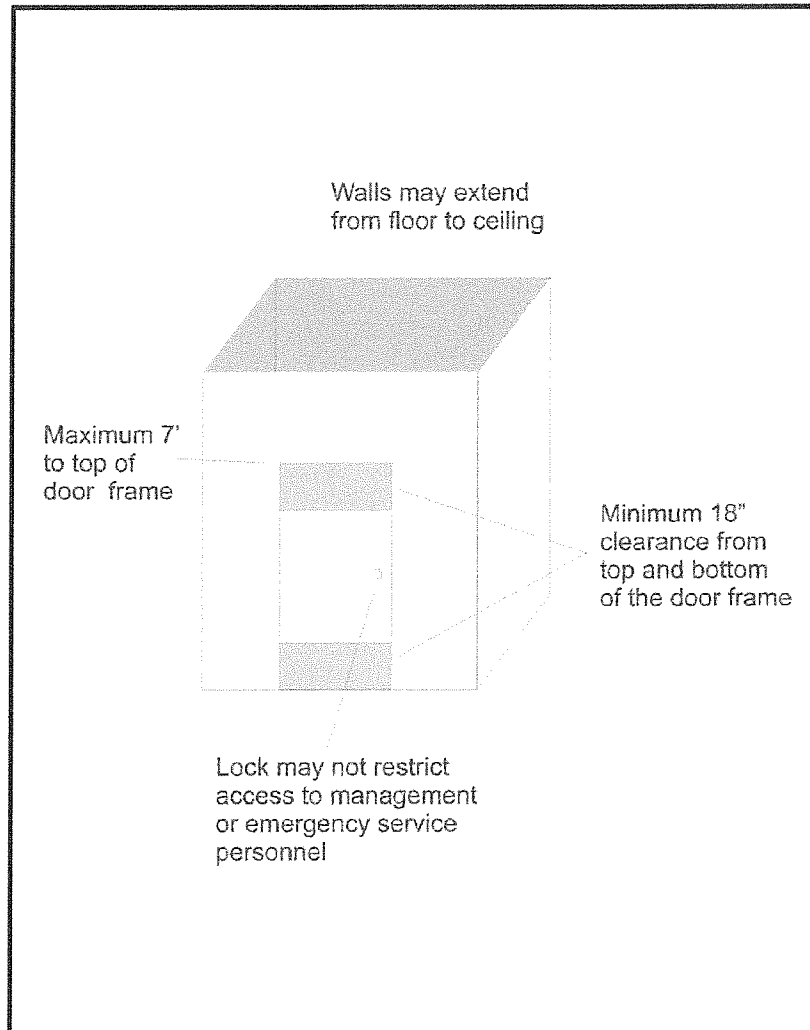
e. Waiver. The city council may waive one or more of the locational criteria contained in c. above for any adult business if all of the following findings are made:

1. The proposed use will not be materially adverse to properties within 750 feet;
2. The proposed use will not result in the deterioration of the area, including but not limited to deterioration of property values, increased

crime rates, decrease in property maintenance, or change to demographics of the area within 1,500 feet; and

3. The establishment of an additional adult business in the area will not be contrary to any program of neighborhood conservation nor will it interfere with any program of urban renewal within 1,500 feet.

FIGURE 18.08-2: ADULT MOTION PICTURE ARCADE ENCLOSURE



- f. Scope of establishing a business. Establishment of an adult business, as used in this section, shall include the opening of such business as a new business, the relocation of such business, the enlargement of such business in either scope or area, or the conversion of an existing business location to any of the uses described in this section.
- g. Nonconformance. All adult businesses legally established prior to the effective date of this ordinance which do not comply with the provisions of its sections shall be deemed nonconforming and may continue to operate provided, however, that any preexisting adult businesses will further be subject to the provisions of Article V (Nonconformities) of this chapter. No legally established adult business shall be deemed nonconforming solely by virtue of the subsequent creation or expansion of any other use or zone.
- h. Amortization. Those licensees not in conformance with the provisions of this chapter at the date of adoption of this ordinance shall have a period of one year to

conform to the requirements of this chapter unless, by application to the city council, a further time period is allowed by the city council based upon undue hardship. If the business is nonconforming due to its location, and the business owner has title to the subject real property, the requirement to discontinue the locational non-conformity by relocating the business will apply only in the event of a change of ownership by sale or transfer or bequest.

- i. Written decision required.
 - 1. Decisions shall be in writing.
 - 2. Decisions shall include an explanation setting forth the reasons for the decisions.
 - j. Time limitations on review of applications.
 - 1. The following are time limitations on the pertinent decision-maker to review applications for adult businesses as applicable:
 - I. The administrator shall make a decision within five working days after an application is accepted as complete in accordance with NRS 278.02327.
 - II. The city council shall hold a hearing promptly but in no event longer than 65 days from the date the appeal is filed.
 - III. If the applicant requests a continuance or a specified time or date for the matter to be heard, the time limitations provided herein are deemed waived.
 - k. Appeal. An aggrieved person may appeal the decision of the administrator by paying the appeal fee and filing an appeal to the city clerk with ten days of the date of the administrator's or building official's decision, as applicable.
 - l. Setting the appeal.
 - 1. The city clerk shall set the appeal for the next available city council meeting at least 15 days in the future from the date of the appeal.
 - m. Judicial review.
 - 1. Judicial review may be sought in accordance with Chapter 34 of the NRS.
 - 2. If the city denies a "First Amendment" application, the city will institute legal proceedings within ten working days of its final action to determine in an adversarial proceeding the constitutionality of the denial on prior restraint grounds, unless otherwise waived by the applicant. For purposes of this subsection, a "First Amendment" application is one in which the applicant has inserted the words, "First Amendment" in the caption of the application.
- (2) Animal clinic, shelter, hospital or boarding/kennel. Except in the industrial zoning districts (I, IC, and IB), all animal clinic/shelter/hospital or boarding kennel uses shall comply with the following regulations, as applicable:
- a. Where permitted as a use only as shown in the Summary Land Use Tables (GO, NC, AC, CC, MU Districts), all pens, boarding and activities shall be inside.
 - b. Where permitted as a "SUP" use only as shown in the Summary Land Use Tables (LLR2.5, LLR1, LLR.5 Districts):
 - 1. Shall have a minimum lot size of two and one-half acres.

2. Outside pens may not be closer than 150 feet to residentially zoned property.
 3. A four-foot tall, 25-foot wide landscaped berm shall be provided on any property line in common with a residentially zoned property.
- (3) Auto repair garage/paint and body shop. All auto repair garage/paint and body shop uses shall comply with the following regulations, as applicable:
- a. In the AC, CC, MU Zoning Districts only:
 1. Openings in service bays shall not face public rights-of-way and shall be designed to minimize visual intrusion into adjoining properties.
 2. All repair work shall be performed within an enclosed building.
 3. In the CC District, all painting shall be performed within a paint booth approved by staff.
 4. Outdoor storage is not allowed in the CC or MU Districts.
 5. In the AC District, all disabled or wrecked vehicles shall be stored in an area that is screened from view from the surrounding properties and adjoining streets.
 - b. In the I and IC Zoning Districts only:
 1. All disabled or wrecked vehicles shall be stored in an area that is screened from view from the surrounding properties and adjoining streets.
 2. All painting shall be performed within a paint booth approved by the administrator.
- (4) Automobile rental.
- a. Shall be allowed as an accessory use to automobile sales in all districts.
- (5) Bakery, retail (NC). In the NC Zoning District only, retail bakery uses
- a. Shall only prepare baked goods to be sold on the premises.
- (6) Building and landscape material/lumber yard (CC, IC, I, MU). In the MU, CC, IC, I Zoning Districts only, building and landscape material/lumber yard uses shall comply with the following regulations, as applicable:
- a. Storage of lumber, coal or other combustibles shall not be less than ten feet from any interior lot line, and a suitable roadway from the street to the rear of the property shall be provided, maintained and kept open at all times.
 - b. Outdoor storage shall be screened from view of adjacent properties and streets.
 - c. An all-weather surface or paving shall be provided.
 - d. In the MU and CC Districts only, shall not exceed four acres in the aggregate.
 - e. In the I District only, shall be primarily wholesale of merchandise.
- (7) Child care center/facilities. All child care centers and facilities, including accessory in-home child care uses, shall comply with the following regulations, as applicable:
- a. Child care center regulations. The following regulations shall apply to all child care centers:

1. Access to the child care center shall be by means of a collector or arterial street.
 2. The maximum lot coverage shall not exceed 40 percent.
 3. The site shall be designed so that all discharging or loading of passengers from a vehicle is accomplished on the site. The layout of driveways, circulation patterns and parking shall be approved by the administrator prior to the issuance of any building permits.
 4. Where structures or play areas are adjacent to residentially zoned property:
 - i. A six-foot high block wall shall be installed along the common property line, with an additional buffer of plant materials along the play area.
 - ii. The building entrance and access shall be oriented away from residential uses on local streets.
 - iii. Outdoor play shall be limited to daylight hours.
 - iv. Outdoor lighting shall be designed so as to not shine directly onto any abutting residential property.
 - b. In-home child care regulations. The following regulations shall apply to all in-home child care uses:
 1. The residence or dwelling unit in which the in-home child care use is operated shall be the permanent residence of the provider of the in-home child care.
 - c. Child care facilities in the PO District. Child care centers shall only be an accessory use to an office use in the PO District.
- (8) Cleaners, commercial (NC). In the NC Zoning District only, all commercial cleaner uses shall comply with the following regulations:
- a. Shall only be permitted on the first floor unless the building is over three stories, then may be placed on first or second floor.
 - b. Drop-off only. Cleaning shall be performed off-site.
- (9) Copy center (MF30, PO). In the MF30 and PO Zoning Districts only, copy center uses shall comply with the following regulations, as applicable:
- a. In the MF30 Zoning District only:
 1. Shall only be permitted on the first floor.
 2. In the MF30 District, access shall be from a collector or larger street.
 - b. In the PO Zoning District only:
 1. Shall only occupy up to 30 percent of office building.
- (10) Custom and craft work (NC, AC, CC, MU). In the NC, AC, CC, and MU Zoning Districts only, custom and craft work uses shall comply with the following regulations:
- a. All work shall be performed within an enclosed building.
 - b. No outdoor storage permitted.
- (11) Drive-through facility. All drive-through facilities shall comply with the following use regulations, as applicable:

- a. Drive-throughs shall be separated from residential properties by an intervening building.
 - b. Drive-throughs shall not have access to local residential streets unless needed for traffic safety.
 - c. Stacking lanes for drive-through service windows shall be provided according to Section 18.12.1102, shall be visually screened as required in Section 18.12.1205(e), and shall be situated so as to not block any other drive aisle or parking space.
 - d. In the IC and IB Districts only, shall be accessory to permitted uses.
- (12) Financial institution (MF30). In the MF30 Zoning District only, financial institution uses shall comply with the following regulations:
- a. Shall only be permitted on the first floor.
 - b. No drive-through permitted.
 - c. Access shall be from a collector or larger street.
- (13) Freestanding automated teller machine (PO, GO, PF, NC, I, IB, IC). In the PO, GO, PF, NC, I, IB, and IC Districts only, all freestanding ATM uses shall comply with the following regulations:
- a. Adequate off-street parking and/or queuing spaces for four cars shall be provided.
- (14) General personal service (MF30, PO, GO). General personal service uses shall comply with the following regulations, as applicable:
- a. In the MF 30 District only:
 - 1. Shall only be permitted on the first floor.
 - 2. Access shall be from a collector or larger street.
 - b. In the PO and GO Districts only:
 - 1. Must provide a service to the occupants of the office buildings.
 - 2. Must be less than 20 percent of the entire floor area of the building.
- (15) General retail store or commercial use other than listed (MF30, NC). In the MF30, and NC Districts only, all general retail store or commercial uses, other than those specifically listed, shall comply with the following regulations, as applicable:
- a. In the MF30 District only, access shall be from a collector or larger street.
 - b. In the MF30 District, shall only be permitted on the first floor for one, two, and three story buildings. Only permitted on the first and second floors for buildings over three stories.
 - c. In the NC District only, shall not exceed 80,000 square feet in any one building.
- (16) Household goods, light service, repair and assembly. In all zoning districts where permitted, except the I District, household goods/light service, repair and assembly uses shall comply with the following regulations:
- a. All work shall be in an enclosed building.
 - b. Must have Health and Fire Department approval for hazardous material handling and painting.

- c. No outdoor storage or display shall be permitted except in the IC District. In the IC District, outdoor storage shall be subject to the same conditions as required for outdoor storage as a stand-alone use.
- (17) Laboratory. All laboratory uses shall comply with the following regulations, as applicable:
- a. Shall be demonstrated that the lab is in compliance with health and fire codes.
 - b. Testing on animals requires approval by Washoe County District Health Department.
 - c. In all zoning districts, laboratories are only permitted by-right when accessory to dental, medical, professional office, or manufacturing uses, or when less than 4,000 square feet.
 - d. In MU Zoning Districts a special use permit is required if the use meets the "Group H" occupancy, as defined in the building code in effect in the city, or if more than 4,000 square feet.
 - e. In the MRC District a medical or dental laboratory of any size is permitted without discretionary review.
- (18) Laundry, drop-off/pickup (MF30, GO, NC). In the MF30, GO, and NC Zoning Districts only, drop-off/pickup laundry uses shall comply with the following regulations, as applicable:
- a. Shall not exceed 2,000 square feet in size.
 - b. In the MF30 District only, access shall be from a collector or larger street.
 - c. In the MF30 District only, shall only be permitted on the first floor.
- (19) Laundry, self service (MF30). In the MF30 Zoning District only, self-service laundry uses shall comply with the following regulations:
- a. Shall only be permitted on the first floor.
 - b. Access shall be from a collector or larger street.
- (20) Medical Marijuana Dispensary
- 1. Shall not be located on a parcel located adjacent to residentially zoned property and shall not be located on a parcel owned by the federal government.
 - 2. Shall be exempt from Site Plan Review requirements identified in Section 18.06.407 (Site Plan Review).
 - 3. Proof of compliance, at the time of application for a Zoning Verification Letter with the City of Reno, with all spacing requirements set forth in RMC and NRS shall be provided by a State of Nevada licensed surveyor. NRS spacing requirements include NRS 453A.322 which establishes a 1,000 foot separation from a public or private school, preschool through 12th grade, and a 300 foot separation from a community facility.
 - 4. All required spacing criteria shall be measured in a straight line from the front door of the Medical Marijuana Dispensary to the closest parcel line, as shown on the Washoe County Assessor's records, of any of the school or community facilities identified in NRS 453A.322.
 - 5. Any Medical Marijuana Dispensary shall be located in a separate building from any other Medical Marijuana Establishment. This may include two facilities separated by a fire wall with no shared facilities, other than parking.

6. Any Medical Marijuana Dispensary shall have a professional, orderly, dignified appearance which is consistent with the traditional style of pharmacies and medical offices.
7. Any signage associated with a Medical Marijuana Dispensary shall be discreet and professional which is consistent with the traditional style of signage for pharmacies and medical offices.
8. Any Medical Marijuana Dispensary shall obtain all required approvals from the State of Nevada and the City of Reno to operate such a facility.

(21[0]) Office, other than listed (MF30 MU/SVTC, and I).

- a. In the MF30 Zoning District only, office uses other than those specifically listed in the Summary Land Use Tables shall comply with the following regulations:
 1. Shall only be permitted on the first floor.
 2. In the MF30 District only, access shall be from a collector or larger street.
- b. In the MU/SVTC for conversions from existing single family residential use, backing out into the right-of-way and tandem parking spaces are allowed for a maximum of two parking spaces, on streets smaller than a collector and if a minimum of 50 feet from the driveway to the curb return of any intersection is provided.
- c. Medical offices shall be prohibited in the I Zoning District.

(22[+]) Open lot parking.

- a. Open lot parking uses in the PO, GO, PF, NC, and AC zoning districts shall comply with the following regulations, unless the property also falls within a redevelopment district, as amended, then the conditions of (20)b. shall apply:
 1. Shall demonstrate the need for the lot through a parking study submitted to the administrator for approval prior to issuance of a permit.
 2. Approval for an open lot parking may be granted only for a period of three years. Requests to continue usage beyond that period shall require the renewal of a site plan, or special use permit, as required in the original application. The renewal shall not exceed three years in duration.
- b. Open lot parking uses in the DRRC Overlay Zoning District and the Redevelopment Districts, as amended, shall comply with the following:
 1. Open Lot Parking Uses. Approval of open lot parking may be granted by the administrator for a period of three years. Requests to continue usage beyond that period shall require a time extension renewed every year according to Section 18.06.405(i)(1) and with the approval of city council.
 2. Approved open lot parking pursuant to subsection 1 (above) shall include lighting, sidewalks and street trees required under RMC Title 18. The sidewalks may exclude the four and one-half-foot portion required for window shopping and outdoor seating as applicable per this chapter.
 3. By reviewing an application for extension of time filed at least 30 days preceding the end of the initial duration of an approved open lot parking, the administrator may extend the initial period, not to exceed one year, of the approved open lot parking. The administrator's grant of approval or denial of an extension is subject to approval by the city council.

4. The required site improvements during the extension period shall be as required for the initially approved open lot parking.
- (23[2]) Pawn shop. In all zoning districts, all pawnshop uses licensed, constructed or approved after September 15, 2000, shall meet the following standards:
- a. A 1,000-foot separation measured property line to property line from Washoe County School District schools, private schools K--12 licensed by the State of Nevada and UNR.
 - b. Pawnshops are specifically prohibited from parcels contiguous to the following streets:
 1. Virginia Street south of North McCarran Boulevard.
 2. Kietzke Lane from Mill Street to South Virginia Street.
 3. Plumb Lane east of South Virginia Street.
 4. Moana Lane between South Virginia Street and Kietzke Lane.
 5. McCarran Boulevard.
- (24[3]) Plant nursery/garden supply (NC, AC, CC, MU). In the MU, NC, AC, and CC Zoning Districts only, plant nursery/garden supply uses shall comply with the following regulations:
- a. Outdoor storage of materials (bark, soil, etc.) shall be screened from view of the street and adjacent residentially zoned property.
- (25[4]) Restaurant with alcohol service (AC, CC, I, IB, IC, MU). In the AC, CC, I, IB, and IC Zoning Districts only, restaurant with alcohol service uses shall comply with the following regulations, as applicable:
- a. Lounge areas shall occupy no more than 30 percent of the total floor area.
 - b. Shall include a full commercial kitchen with a complete menu.
 - c. Food shall be served all hours that the business is open.
 - d. In the CRC/General Mixed Use District a special use permit is required adjacent to Residential Master Plan land use designation.
- (26[5]) Gas station. All gas station uses shall comply with following regulations:
- a. All activities and operations shall be conducted entirely within an enclosed structure, except as follows:
 1. The dispensing of petroleum products, water and air from pump islands.
 2. The provision of emergency service of a minor nature.
 3. The sale of items via vending machines which shall be located within the main structure.
 4. Only allowed in the DRC and NVTC Districts with direct or indirect access to the freeway.
 - b. Pump islands shall be located a minimum of 20 feet from a street right-of-way line. A canopy or roof structure over a pump island may be located no closer than ten feet from the street right-of-way line if it matches the architecture and color of the building.
 - c. No vehicle shall be parked on the premises for the purposes of offering the vehicle for sale.

- d. No used or discarded automotive parts or equipment or disabled, junked, or wrecked vehicles shall be located in any open area outside the main structure.
 - e. Noise from bells or loudspeakers shall not be audible beyond the property line at any time.
 - f. Light shall be shielded from adjacent residentially zoned properties.
- (27[6]) TV broadcasting and other communication service (LLR2.5, LLR1, LLR.5, PO, GO, PF, NC, AC, CC, MU).
- a. TV broadcasting and other public communication service uses shall comply with the following regulations, as applicable, in the PO, GO, PF, NC, AC, CC, MU Districts only:
 - 1. No freestanding towers shall be permitted.
 - 2. Any antennae or dishes shall be incorporated into the architecture of the building.
 - b. In the LLR2.5, LLR1, and LLR.5 Districts only:
 - 1. Towers shall be subject to the use regulations for "communication facilities, equipment only" uses stated in Section 18.08.202(e) below.
- (c) Recreation, Entertainment, and Amusement Use Regulations.
- (1) Country club, private. In all zoning districts where permitted, except the MU District, private country club uses shall comply with the following regulations:
 - a. Shall have a minimum lot area of two acres.
 - (2) Gaming operation, restricted.
 - a. In all zoning districts where permitted, restricted gaming operations shall be located in the same building as, and operated as incidental to, one of the following principal uses:
 - 1. Restaurant with or without alcohol service.
 - 2. Bar.
 - 3. Delicatessen.
 - 4. Grocery store.
 - 5. Convenience store.
 - 6. Drug store.
 - 7. Liquor store.
 - 8. Bowling alley, billiard hall, and other similar indoor commercial amusement/recreation establishments.
 - 9. Hotel.
 - 10. Motel
 - 11. General retail store or commercial use not otherwise listed in this subsection and having greater than 3,000 square feet of retail floor area.
 - b. To prohibit establishments that are allowed to operate restricted gaming from creating the perception of a casino, non-restricted gaming establishment, or the like, the use shall comply with the following:

1. Establishments shall be physically separated by solid wall.
 2. Establishments shall not share common building facilities such as bathroom, kitchens, storage areas or the like.
 3. Establishment signage shall in no way identify them as a non-restricted gaming establishment or the like.
 4. Establishments shall maintain separate entrances and addresses.
- (3) Stable, commercial or riding academy (CC, HC, MU). In the CC, HC, and MU Zoning Districts only, commercial stable or riding academy uses shall comply with the following regulations:
- a. Stable and riding area shall be indoor only.
- (4) Stable, private. All private stable uses shall comply with the following regulations:
- a. Stables for more than four horses shall be located on one acre or larger lots.
- (5) Tennis courts (All districts except OS, HC). In all zoning districts except the OS, and HC Districts, tennis courts shall comply with the following regulations:
- a. Lights shall be shielded from adjacent residences.
 - b. Courts shall be screened from adjacent residences.
 - c. All lighting shall be subject to site plan review.
 - d. Fences shall meet side and rear yard setbacks.
- (d) Lodging Use Regulations.
- (1) Bed and breakfast inn (SF9, SF6, MF14, MF21, MF30, PO, NC, RTIARC, RSARC). Bed and breakfast inn uses shall comply with the following regulations, as applicable:
- a. In the SF9, SF6, MF14, MF 21, MF30, PO, and NC Districts only:
 1. The establishment shall be located in an existing residential structure containing not more than six guest rooms.
 2. Cooking facilities in guest rooms are not permitted.
 3. Individual guest occupancy is limited to no more than one month in any three-month period.
 4. Off-street parking shall be provided at a ratio of one space for each inn bedroom, plus two for the resident's use.
 5. The required off-street parking for guests shall be screened by a six-foot fence or by dense landscaping.
 6. The operator of the establishment shall reside on-site.
 7. Twenty percent of the site shall be landscaped.
 - b. In the SF9, SF6, MF14, PO, and NC Districts only:
 1. This use shall only be permitted in structures on a historic register or zoned historic overlay.
- (2) Hotel. A principal hotel use may be combined with such ancillary business uses as are customarily conducted in conjunction with hotel uses; including but not limited to retail, restaurants, fitness, personal services, car rental, recreation and special events. For purposes of interpreting and administering this chapter, such ancillary business uses may be considered principal uses to allow different ownership and operation from the

principal hotel use, but in all other respects shall be treated as accessory uses according to Section 18.08.204, below.

- (3) Hotel, with nonrestricted gaming (HC, MU). In the HC and MU Zoning Districts only, hotel with nonrestricted gaming uses shall comply with the following regulations, as applicable:

- a. Regulations applicable in the HC and MU Districts. All hotel with nonrestricted gaming uses in the HC and MU Districts shall comply with the following regulations:
 1. Use.
 - i. Only the establishment of a new primary use requires a special use permit.
 2. Operator.
 - i. Each application for a special use permit shall include the name(s) of the person(s) and/or firm which will operate the hotel/casino.
 3. Minimum room requirements.
 - i. There shall be a minimum of 201 rooms per facility.
 4. Gaming space and site area.
 - i. A maximum of 37,500 square feet of gaming space will be allowed without requiring an increase in the minimum number of rooms.
 - ii. Expansion of the gaming area beyond the 37,500 square feet will require the construction of additional rooms over 201 by the proportionate ratio of 125 square feet of gaming space to each room up to a maximum of 500 rooms at which point no additional rooms will be required.
 5. Landscaping, parking lot.
 - i. All interior parking lot landscaping requirements (islands) may be satisfied by relocation of the total amount required by Section 18.12.1205(e) to the perimeter of the parking lot. This amount shall be added to whatever would have been required on the perimeter of the lot.
- b. Regulations applicable in HC District only. In addition to the regulations in subsection a. above, hotel with nonrestricted gaming uses in the HC District shall comply with the following regulations:
 1. Locational criteria.
 - i. The site must have direct access from a major arterial as designated in the Land Use/Transportation Guide.
 - ii. The building footprint of the casino must be located at least 500 feet from the nearest existing school, church, residentially zoned property, or hospital.
 - iii. The structure must be located outside of the Airport Flight Path overlay of the Reno-Tahoe International Airport (See Figure 18.08-5.)

2. Gaming space and site area.
 - i. The maximum area of all gaming space shall not exceed ten percent of the net land area of the site.
 - ii. No hotel with or without gaming shall be permitted on a site of less than three acres in net land area.
 3. Landscaping/recreation.
 - i. The minimum area devoted to landscaping and recreational uses shall be equal to 30 percent of the net land area.
 - ii. A minimum of 15 percent of the net land area is to be landscaped in such a manner as to soften the appearance of the project from the street; break up the parking lot(s); and buffer adjoining land uses.
 - iii. The minimum area devoted to recreational uses shall be equal to seven and one-half percent of the net land area. Recreational uses shall include putting greens, jogging paths, fitness centers, video arcades, tennis courts, outdoor picnic areas, court games, swimming pools, playgrounds, theaters, bowling alleys, ice skating rinks and other similar facilities.
 4. Convention access/space.
 - i. If the site is located within one-quarter mile (measured from property line to property line) of the Reno-Sparks Convention Center, the applicant must provide an access plan, showing safe and usable year-round access from the project to the Convention Center, which avoids traffic congestion, particularly that caused by pedestrian traffic or vehicular shuttle service; or
 - ii. If located more than one-quarter mile (measured from property line to property line) from the Reno-Sparks Convention Center, the project must provide convention space at a minimum ratio of 50 square feet per hotel room.
- c. Regulations applicable in MU District only. In addition to the regulations in subsection a. above, hotel with nonrestricted gaming uses in the MU District shall comply with the following regulations:
1. A minimum lot size of one acre shall be met.
 2. A minimum ratio of 1:1 (one square foot to one square foot) of public space to gaming space shall be maintained.
 3. Gaming space may not exceed public space until a maximum of 37,500 square feet of public space is reached.
 4. In the CRC/TC District the following shall be demonstrated:
 - i. A minimum of 20,000 square feet of convention space shall be provided on site.
 - ii. A minimum of 35,000 square feet of gaming area consisting of both slot machines and live games.
 - iii. Three restaurants shall be provided, one of which must be open for service to the public 24 hours per day, seven days a week and which has a minimum seating capacity of 60 patrons at one time.

- iv. Safe connections and amenities supporting the convention center.
 - vi. All off the above improvements shall be constructed or provided prior to any certificate of occupancy for any new development.
- 5. In the RRC/TC, only one Hotel with Nonrestricted Gaming Operation shall be allowed. An additional Hotel with Nonrestricted Gaming Operation shall not be approved unless any existing special use permit for this use is simultaneously revoked.
- 6. In the SVTC, NVTC, E4TC, and W4TC, only allowed where currently operating and existing and /or entitled at the adoption of the associated TOD ordinance.
- (4) Hotel (Without Nonrestricted Gaming Operation).
 - a. Only allowed in the RTIARC and RSARC within ½ mile of the airport terminal, except prohibited in the Airport Critical Area.
 - b. Only allowed in the SVTC/PLC for over 60 units with the approval of a special use permit.
- (5) Hotel Condominium within the RTIARC only allowed within ½ mile of the airport terminal, except prohibited in the Airport Critical Area.
- (6) Motel within the RTIARC and RSARC only allowed with ½ mile of the airport terminal, except prohibited in the Airport Critical Area.
- (7) Motel with nonrestricted gaming. All motel with gambling uses shall comply with the following regulations:
 - a. All requirements and regulations for hotels with nonrestricted gaming in the HC District shall be met.
- (8) Recreational vehicle park. All recreational vehicle park uses, where permitted in a zoning district as shown in the Summary Land Use Tables, shall comply with the following regulations:
 - a. Vehicle may not stay longer than 90 days pursuant to NRS.
 - b. All recreational vehicle parks shall be subject to issuance of a special use permit. Applications and procedures shall be in the manner provided by this title. Additionally, recreational vehicle parks shall comply with any applicable statutes and ordinances and any regulations of the state and county district health departments.
 - 1. Uses permitted.
 - i. Recreational vehicles;
 - ii. Cabana, ramada, or patio, and one detached storage room per recreational vehicle space;
 - iii. Community recreation buildings and facilities, laundry, car and trailer wash, battery charging station, water fill-up, boat or storage facilities serving the recreational vehicle park only;
 - iv. Management offices or one single-family dwelling, or mobile home, used exclusively for living quarters by the operator or manager of the park.
 - 2. Area, space, and bulk development standards.

TABLE 18.08-8: AREA, SPACE, AND BULK DEVELOPMENT STANDARDS FOR RECREATIONAL VEHICLE (RV) PARKS	
Minimum overall area:	2 acres
Maximum building height:	Same as the underlying zone
Minimum net space area per RV:	690 sq. ft.
Minimum net RV space width:	23 ft.
Minimum setback of any building or RV from a bordering public street line:	15 ft.
Minimum front setback from internal street:	5 ft.
Minimum setback line from the exterior boundary line of the RV park:	5 ft.
Minimum distance between RV sides or side and end:	15 ft.; between ends: 10 ft.

3. Street system.
 - i. All recreational vehicle spaces shall be provided with safe and convenient vehicular access from public or private streets. Alignment and gradient of streets shall be properly adapted to topography.
 - ii. All streets shall be paved and drained with a minimum two inches asphalt; four inches base.
 - iii. Access to recreational vehicle parks shall be designed to minimize congestion and traffic hazards and provide for safe movement of traffic at the entrance or exits to adjoining streets.
 - iv. Streets provided for two-way traffic shall have a paved section not less than 24 feet in width and a right-of-way of not less than 24 feet. Streets provided for one-way traffic shall have a paved section of not less than 12 feet in width and a right-of-way of not less than 12 feet.
 - v. All streets shall be properly signed and lighted at night with at least the equivalent of a 50 watt lamp for each 100 lineal feet of street, or guard light each 300 feet.
 - vi. When appropriate, adequate provisions for snow removal and snow storage areas shall be provided.
4. Vehicle parking spaces and driveways. All vehicle parking spaces and driveways shall be paved.
5. Exposed ground surfaces. Exposed ground surfaces in all other parts of a recreational vehicle park shall be paved or covered with stone screening or other material or protected with a vegetative growth, any of which are capable of preventing soil erosion and eliminating objectionable dust.
6. Recreation area. All recreational vehicle parks shall have at least one recreation area or open space accessible from all spaces; the cumulative size of which recreation area shall be not less than two and one-half percent of the gross recreational vehicle park area. It shall be landscaped as per plans approved as part of special use permit.
7. Pedestrian ways. When included, pedestrian ways shall have a minimum width of three feet and shall be appropriately surfaced.

8. Service facilities. All recreational vehicle parks shall provide restroom and bath facilities in conformance to regulations of the state and county district health departments. Additionally, all recreational vehicle parks shall provide sanitary stations for the discharge of vehicle retention tanks, such stations to be in conformance with any applicable statutes and ordinances and any regulations of the state and county district health departments.
9. Water supply. An accessible, adequate, safe and potable supply of water for domestic purposes shall be provided within 100 feet of each recreational vehicle space. Such supply of water shall be in conformance to any applicable statutes and ordinances and any regulations of the state and county district health departments.
10. Sewage facilities. An adequate and safe sewer system shall be provided in each recreational vehicle park. Such sewer system shall be in conformance to any applicable statutes and ordinances and any regulations of the state and county district health departments.
11. Refuse and garbage. Storage, collection and disposal of garbage and refuse shall be in conformance to any applicable statutes and ordinances and any regulations of the state and county district health departments.
12. Fuel supply and storage. Installation of liquefied petroleum gas or fuel oil containers within a recreational vehicle park shall be in conformance to any applicable statutes and ordinances, any regulations of the state or county district health departments, and to the satisfaction of the chief of fire department.
13. Fire protection. In every recreational vehicle park there shall be installed and maintained fire hydrants, and fire extinguishers of the number and size, and in such locations as may be required by the chief of fire department.
14. Fences. A recreational vehicle park shall be fenced with a solid view-screening fence not more than six feet nor less than four feet in height around the entire boundary of the park.
15. Management. The holder of a valid city business license for operation of a recreational park shall be responsible for compliance with this chapter and any other applicable ordinances or statutes. He shall maintain the recreational vehicle park in a neat, orderly and sanitary condition at all times.
16. Register.
 - i. The license holder shall be responsible for maintaining a register of the occupants of the park, such register to indicate the following:
 - ii. The name and occupation of each occupant;
 - iii. The make, model and year of all motor vehicles and trailer coaches;
 - iv. The license number and year of license and owner of each trailer coach and motor vehicle parked or stored in the trailer coach park;
 - v. The dates issuing such license;

- vi. The dates of arrival and departure of each trailer coach.
- 17. Plan. A copy of the final approved plan for the recreational vehicle park shall be conspicuously posted on the site and the license holder shall be responsible for maintenance of the park as per the final approved plan.
- c. Location outside parks.
 - 1. *Use for dwelling or sleeping purpose unlawful.* Parking any recreational vehicle outside a recreational vehicle park, when such recreational vehicle is used for dwelling or sleeping purposes, is unlawful, except if such use of self-contained recreational vehicles is permitted by the administrator on the premises of a public use event in a residential zone or on the premises of a public use event in a commercial zone. The administrator may grant such permission only after determining that at least one of the criteria stated in Resolution No. 3831, or its successor, is met. The administrator, in granting such permission, may impose conditions to protect the public health, safety and welfare. Upon granting such permission, the administrator shall immediately notify the police department.
 - 2. *Storage.* Nothing in this section shall be deemed to prohibit the storage of a recreational vehicle on the premises of its owner when not used for dwelling or sleeping purposes.
- d. Violations. Any person violating any of the provisions of this section:
 - 1. Upon conviction, shall be guilty of a misdemeanor and punished as provided in RMC Section 1.04.010; or
 - 2. Shall be subject to provisions of RMC Chapter 1.05.
- (e) Institutional, Public, and Community Service Use Regulations.
 - (1) Blood plasma donor center. All blood plasma donor center uses shall comply with the following regulations:
 - a. An enclosed waiting room which is screened from the street shall be provided. May be indoor or obscured in an outdoor courtyard.
 - (2) Cemetery/mausoleum. All cemetery/mausoleum uses shall comply with the following regulations:
 - a. Cemeteries shall only be allowed on parcels abutting and having access to a collector or arterial street.
 - (3) Child care, in-home. All accessory in-home child care uses shall comply with the applicable use regulations for child care centers/facilities stated in Section 18.08.202(b)(6), above.
 - (4) Church/house of worship (NC). In the NC Zoning District only, church/house of worship uses shall comply with the following regulations:
 - a. Driveways shall be placed to reduce traffic impacts on adjacent residential uses.
 - b. Primary access to the facility shall be by means of a collector or arterial street.
 - (5) Communication facilities, equipment only. The purpose of the following standards is to treat all telecommunication developers equitably, promote community aesthetics and to visually protect residential districts and public parks. Communication facilities (a.k.a. telecommunication facilities) include satellite, microwave, cellular telephone and other radio transmission devices. All communication facility (equipment only) uses shall

comply with the following regulations (see also Section 18.08.203(e)(4) below for regulations governing satellite dishes):

- a. Communication facilities that are permitted-by-right in the respective zoning district, however do not meet the standards below, shall obtain approval of a site plan review by the zoning administrator.
- b. Exceptions. Communication facilities in the I, IB, IC, CC, AC, and MU Districts are not required to meet c., f., and i. below. Communication facilities located on top of a three or more story building are not required to meet c., f., and g. below.
- c. A primary use on the parcel must be established.
- d. The mechanical equipment shall be buried, integrated into a building or structure by virtue of its location inside the building or as an addition to the structure unless an alternate means such as landscaping, camouflage and/or screening is proposed to the satisfaction of the administrator. Additions shall be architecturally compatible with the building or structure utilizing the same siding (color and materials), roof covering and roof lines.
- e. Antenna(s) shall be installed inside a radome or similar enclosure that conceals all equipment from public view, as applicable. Existing towers in which antenna(s) are not installed inside a radome or similar enclosure shall enclose any new antenna(s) proposed for collocation using this technology, unless otherwise approved by the administrator.
- f. Antenna(s) shall be attached to a building or located on a monopole or monotower whose support is entirely within the building footprint and installed on the highest point of the roof of the primary structure. When camouflaged, antenna(s) may be located on existing poles used for lighting or power, or on an architecturally compatible replacement pole.
- g. All poles shall be designed to be integrated into their surroundings.
- h. The pole and antenna shall be setback four feet for every one foot in overall height from residentially zoned property and parks. Alternatively, a pole and antenna may be setback two feet for every one foot of overall height from residentially zoned property and parks if concealed using design solutions complementary to the site which are compatible with their surroundings (i.e. a tree, street lamp, flagpole, architectural tower feature), to the satisfaction of the administrator. The setback does not apply when the antenna is installed on top of a building or on an existing pole when the proposed antenna is placed lower than the existing antenna.
- i. Overall antenna and pole height shall not exceed 55 feet, except that antennas which are attached to a building, existing pole or tower and do not increase building pole or tower height may exceed 55 feet.
- j. All antennas and towers shall meet applicable requirements of the Federal Aviation Administration, the Federal Communications Commission, and any other agency of the county, state or federal government with the authority to regulate towers and antennas. If such requirements are changed, then the owners of the towers and antennas governed by this ordinance shall bring such towers and antennas into compliance with such revised standards and regulations with the compliance schedule mandated by the controlling agency. Failure to bring towers and antennas into compliance with such revised standards and regulations shall constitute grounds for the removal of the tower or antenna at the owner's expense. No more than 60 days after the compliance period has elapsed, the owner or operator of the tower or antenna shall send a letter to the administrator

certifying that changes have been made to bring the tower or antenna into compliance.

- k. All towers installed at grade shall be non-climbable or fenced for security.
 - l. All towers constructed under these provisions shall allow collocation with other providers. If collocation at existing and applied for telecommunications facilities sites would result in less visual impact than the visual impact of the proposed facility, applicants shall justify why such collocation is not being proposed.
 - m. Applicants must identify all available telecommunication facility sites within the proposed coverage area, including applications currently on file with the community development department. If the proposed site is in a residential district and there are alternate sites in commercial and/or industrial districts within the proposed coverage area, applicants shall justify to the satisfaction of the administrator why those alternate sites have not been proposed.
 - n. Each commercial telecommunications facility site will be clearly marked with signs which indicate the use of the facility and an emergency contact name(s) and telephone number(s).
 - o. A telecommunication tower that is not operated for a continuous 12-month period shall be considered abandoned and the owner of such facility shall remove the same, at the expense of the owner, within 60 days of receipt of notice from the City of Reno.
 - p. In addition to the on-site posting required by a site plan review, applicants requesting location of a commercial telecommunications facility at a primary or secondary school (public or private) must verify that the Washoe County School District (or equivalent) has presented this proposal to locate the telecommunications facility on the school site at a parent teachers association meeting (or equivalent).
 - q. Applications for all telecommunication facilities outside of the commercial and industrial districts shall be accompanied with sufficient information to justify the need for the facility at the proposed location and height within the next 12-month period. A map shall accompany the application depicting the zoning on parcels within 1,000 feet of the proposed site, and all acceptable nonresidential sites. Evidence shall be provided demonstrating why more acceptable nonresidential properties are not being pursued. "Acceptable sites" are those that meet the provider's technical requirements (location, elevation, clear line of sight).
 - r. The applicant shall submit written documentation demonstrating that the emissions from the proposed project are within the limits set by the FCC.
 - s. Telecommunication facilities shall require a site plan review in all residential districts, on school sites, public parks and day care centers (12 or more children or adults). Where an existing facility received approval of a special use permit or site plan review, additional antenna may be collocated on the pole without compliance with subsection p. above or a site plan review, when installation will not increase pole height.
 - t. In the RTIARC and the RSARC only allowed for the purposes of air traffic control are allowed without conditions, unless in a residential interface areas.
- (6) Electric generating plant, electric utility substation. Electric generating plant/electric utility substation uses shall comply with the following regulations:
- a. Facility shall be screened from view of the street and adjacent properties using any combination of the following:

1. Landscaping shall consist of a combination of trees and shrubs as described in Section 18.12.1207(c), (Semi-Opaque Screening), except that beneath overhead power lines no trees with an expected height greater than 25 feet at maturity shall be planted. Selection of plant material shall coordinate with the vegetation in the surrounding land uses, or expected land uses (i.e., domestic plants shall be used in areas where surrounding development has used domestic plants. Native vegetation shall be emphasized in rural locations, or where surrounding development has used native plantings).

All ground within landscaped area shall be covered with ground covering. If rock is used, rock color and size shall be selected to blend in with the surroundings.

2. Chain link fencing with vinyl slats, eight feet in height, will be allowed in combination with semi-opaque screening as required in subsection a.1. above.
3. Other solid screening materials may be substituted at the approval of the administrator. These screenings may include solid wood fencing, provided it blends with surrounding land uses, solid masonry walls, or precast concrete walls with suitable architectural finish.
4. Landscape buffers shall be constructed in the front and side setbacks. Dimensions of these setbacks shall be greater than or equal to those defined in the section governing each zone.
5. At the discretion of the administrator, installation of landscaping and irrigation may be delayed until development is constructed adjacent to the utility facility.

- b. Noise shall comply with Section 18.12.304(g).
- c. Barbed wire may be permitted on facilities with a history of vandalism.
- d. In the MU Zone a site plan review is required if adjacent to residentially zoned property.

(7) Public meal provider/homeless service. All public meal provider/homeless service uses shall comply with the following regulations:

- a. Any public meals facility shall include an internal dining room and a lobby or waiting area designed to prevent the formation of a queue outside of the building. Such lobby shall open at least 30 minutes before the dining room opens so that patrons may wait inside.
- b. In public meals facilities, interior restrooms shall be available to patrons at least 30 minutes before meals are served, while meals are being served, and at least 30 minutes after meals have been served.
- c. Queuing of patrons on private property in public view is prohibited.
- d. Use shall not be located closer than 600 feet from residentially zoned property, K--12 school licensed by the State of Nevada, or a child care center.
- e. Use shall not be located on an arterial or within the redevelopment district.
- f. Facilities serving men or the mentally ill may not be located within 600 feet of a public park.
- g. Any public meal provider and all homeless service providers shall obtain a business license regardless of federal tax status.

- h. Only one public meal provider may be licensed and operate within city limits.
 - i. Only one of each of the following described providers may be licensed and operate within city limits: men, women and families and the mentally ill (for a total of three).
 - j. Any public meal provider must be associated with an on-site homeless shelter or transitional living facility.
- (8) School, primary (public or private). All primary schools (public or private) shall comply with the following use regulations:
- a. Parking. Pick-up and drop-off areas shall be provided on site.
 - b. Up to three mobile classroom units shall be allowed without the requirement of a special use permit or site plan review for proximity to residentially zoned property provided that the following conditions are met:
 - 1. Architectural elements of the mobile classroom, including color, shall complement the existing school building(s).
 - 2. Paved access shall be provided to each mobile classroom unit.
 - 3. Sufficient parking shall be provided to serve any additional staff assigned to the mobile classroom unit(s).
 - 4. Existing landscaping shall not be removed or otherwise displaced by any mobile classroom unit.
 - 5. If a special use permit or site plan review would have otherwise been required the mobile classroom(s) shall be removed within five years. Alternatively, the installation of the mobile classrooms can be reviewed through the special use permit/site plan review process.
- (9) School, secondary (public or private). All secondary schools (public or private) shall comply with the following use regulations:
- a. Schools shall be located on a collector street or greater.
 - b. In the RTIARC enrollment is limited to a maximum of 200 students.
- (10) School, Non-traditional, Secondary (public or private). All non-traditional secondary schools (public or private) shall comply with the following use regulations based on category:
- a. Common regulations:
 - 1. All uses shall be allowed indoors only.
 - 2. No facilities or provisions for outdoor sports or activities are allowed.
 - 3. Operational days and hours shall be limited to Monday through Friday between 7:00 a.m. and 9:00 p.m.
 - 4. This school classification shall be limited to closed campus operations only
 - 5. With the exception of those students waiting for a bus or other transportation after the completion of classes, no loitering outside the facility is allowed.
 - b. Industrial/technical arts secondary schools:
 - 1. Individual school sites shall not exceed 20 acres in size.

2. Maximum number of enrolled students per school is 650.
 - c. Diploma granting special academic needs secondary schools:
 1. Individual school sites shall not exceed five acres in size.
 2. Maximum number of enrolled students shall not exceed 350.
- (11) School, vocational/trade (AC, CC, GO, MU). In the GO, AC, CC, and MU Zoning Districts only, vocational/trade school uses shall comply with the following regulations, as applicable:
- a. In the GO District only:
 1. Training shall be limited to professional or technical skills most often associated with office workers.
 - b. In the AC, CC, and MU Districts only:
 1. Welding shall be permitted indoors only.
 2. Working on vehicles or equipment shall be permitted indoors only.
 3. Inoperable vehicles or those with obvious body damage shall be stored within a building.
 - c. In the RTIARC enrollment is limited to a maximum of 200 students.
- (12) Transitional Living Facility. All transitional living facility uses shall comply with the following regulations:
- a. Shall not be located within 600 feet of another transitional living facility.
 - b. Shall not be located within 1,000 feet of a school.
 - c. Twenty-four-hour management and supervision shall be required.
 - d. A management plan that includes life-skills training shall be submitted to the administrator with an application for certificate of occupancy and approved by the administrator prior to issuance of the certificate of occupancy.
- (13) Utilities, major.
- a. Major utilities shall be sited in an existing utility corridor or facility site as adopted in the Regional Utility Corridor report.
 - b. Major utilities shall not be located in the Truckee River Corridor, public parks, or Airport Flight Path overlay zones unless it can be demonstrated that there will be no detrimental residual impact.
 - c. Installation of electric overhead utilities shall maintain the following separations from property lines of licensed K--12 schools and day care centers, and from residential structures and hospital structures housing patients:

TABLE 18.08-9: SEPARATIONS BETWEEN UTILITY AND PROTECTED USES	
ELECTRIC OVERHEAD UTILITY	REQUIRED SEPARATION
60 kv	100 feet
120 kv	150 feet
345 kv	250 feet

- d. Utilities that cannot meet the requirements of subsections (13)b. and c. above shall be mitigated with underground construction, low EMF designs, low-visibility designs and/or off-site mitigation as described in the regional utility corridor report.
 - e. These setbacks have been established in the regional utility corridor report. In the event that plan is amended, this section will be automatically revised to maintain conformity.
- (14) Utility box/well house, back-up generator, pumping or booster station. In all zoning districts, all utility box/well house, back-up generator, pumping or booster station uses shall comply with the following regulations:
 - a. Facilities shall be screened from view of adjacent properties using any combination of the following:
 - 1. Yards and setbacks shall be landscaped to blend with the surrounding land uses.
 - 2. Solid fencing will not be required for facilities where all equipment is contained within a building. Architectural features of buildings shall be designed to blend with surrounding land uses.
 - 3. All landscaped areas shall have complete ground cover. If rock is used, rock color and size shall be selected to blend with the surroundings.
 - 4. At the discretion of the administrator, installation of landscaping and irrigation may be delayed until development is constructed adjacent to the utility facility.
 - b. Noise shall comply with Section 18.12.304(g).
 - c. One utility box with no dimension exceeding six feet is exempt from a. above.
- (f) Industrial, Manufacturing, Wholesale, Distribution, and Transportation Use Regulations.
 - (1) Animal and animal byproduct processing. All animal and animal byproduct processing uses shall comply with the following regulations:
 - a. All activities shall occur indoors.
 - b. Site must be adjacent to industrial zoning on all sides or a major arterial.
 - c. Shall not include any processing of materials collected.
 - (2) Bus or other transportation terminal (CC, IC, MU). In the CC, IC, and MU Zoning Districts only, bus or other transportation terminal uses shall comply with the following regulations:
 - a. All storage and repair areas shall be screened from view of the street and adjacent properties.
 - b. All pre- and post-trip operations shall be performed on-site. Transient discharge, boarding, or queuing shall not be performed on the street or public sidewalk.
 - c. In the CB and MU Districts only, all on-site repairs shall be indoors only.
 - (3) Collection station (NC, AC, CC, MU). In the NC, AC, CC, and MU Zoning Districts only, collection stations shall not include any processing of materials collected.
 - (4) Crematorium. All crematoriums must comply with the following regulations:

- a. All equipment shall be located within a completely enclosed building.
 - b. There shall be no audible or visible indication of the use from outside of the building.
- (5) Hazardous waste. All hazardous waste uses shall comply with the following regulations:
 - a. Uses that meet the Washoe County District Health Department threshold as a "small quantity generator" are exempt from the requirement for a special use permit.
- (6) Heavy Machinery & Equipment (Rental, Sales & Service).
 - a. In the NVTC, E4TC, and W4TC the use shall only operate indoors and only between the hours of 6:00 a.m. and 9:00 p.m.
 - b. In the E4TC outdoor noise typically associated with the moving of motor vehicles and equipment is permitted and outdoor sales display of machinery and equipment shall not be located in the front of the main structure.
- (7) Helipad. All helipad uses shall comply with the following regulations:
 - a. Shall be no closer than 300 feet from a single-family residential use. If on top of a building, the distance is measured from the corner of the building nearest the residential use.
 - b. Flight paths shall be reviewed to eliminate flying over residential uses to the extent possible.
 - c. In the MRC Helipads for patient transport are allowed adjacent to single-family residential uses without any discretionary review and are not subject to spacing and flight path limitations.
- (8) Indoor manufacturing, processing, assembly or fabrication (GO, MU/DRC).
 - a. In the GO Zoning District only, indoor manufacturing, processing, assembly or fabrication uses shall comply with the following regulations:
 - 1. A 600-foot separation, measured property line to property line, shall be provided from property zoned single-family.
 - 2. Manufacturing shall be "light" as defined in Chapter 18.24.
 - b. In the MU/DRC Zoning District, indoor manufacturing, processing, assembly or fabrication uses shall not be located adjacent to residentially zoned property.
- (9) Maintenance, repair or renovation business (AC, MU). In the AC and MU Zoning Districts only, maintenance, repair or renovation business uses shall comply with the following regulations:
 - a. No outdoor storage or display shall be permitted.
 - b. All work shall be in an enclosed building.
 - c. Must have Health and Fire Department approval for hazardous material handling and painting.
- (10) Medical Marijuana Cultivation Facility
 - 1. Shall not be located on a parcel located adjacent to residentially zoned property and shall not be located on a parcel owned by the federal government.
 - 2. Shall be exempt from Site Plan Review requirements identified in Section 18.06.407 (Site Plan Review).

3. Proof of compliance, at the time of application for a Zoning Verification Letter with the City of Reno, with all spacing requirements set forth in RMC and NRS shall be provided by a State of Nevada licensed surveyor. NRS spacing requirements include NRS 453A.322 which establishes a 1,000 foot separation from a public or private school, preschool through 12th grade, and a 300 foot separation from a community facility.
4. All required spacing criteria shall be measured in a straight line from the front door of the Medical Marijuana Cultivation Facility to the closest parcel line, as shown on the Washoe County Assessor's records, of any of the school or community facilities identified in NRS 453A.322.
5. Any Medical Marijuana Cultivation Facility shall be located in a separate building from any other Medical Marijuana Establishment. This may include two facilities separated by a fire wall with no shared facilities, other than parking.
6. Any Medical Marijuana Cultivation Facility shall have a professional, orderly, dignified appearance which is consistent with the traditional style of pharmacies and medical offices.
7. Any signage associated with a Medical Marijuana Cultivation Facility shall be discreet and professional which is consistent with the traditional style of signage for pharmacies and medical offices.
8. Any Medical Marijuana Cultivation Facility shall obtain all required approvals from the State of Nevada and the City of Reno to operate such a facility.

(11) Medical Marijuana Independent Testing Laboratory

1. Shall not be located on a parcel located adjacent to residentially zoned property and shall not be located on a parcel owned by the federal government.
2. Shall be exempt from Site Plan Review requirements identified in Section 18.06.407 (Site Plan Review).
3. Proof of compliance, at the time of application for a Zoning Verification Letter with the City of Reno, with all spacing requirements set forth in RMC and NRS shall be provided by a State of Nevada licensed surveyor. NRS spacing requirements include NRS 453A.322 which establishes a 1,000 foot separation from a public or private school, preschool through 12th grade, and a 300 foot separation from a community facility.
4. All required spacing criteria shall be measured in a straight line from the front door of the Medical Marijuana Independent Testing Laboratory to the closest parcel line, as shown on the Washoe County Assessor's records, of any of the school or community facilities identified in NRS 453A.322.
5. Any Medical Marijuana Independent Testing Laboratory shall be located in a separate building from any other Medical Marijuana Establishment. This may include two facilities separated by a fire wall with no shared facilities, other than parking.
6. Any Medical Marijuana Independent Testing Laboratory shall have a professional, orderly, dignified appearance which is consistent with the traditional style of pharmacies and medical offices.
7. Any signage associated with a Medical Marijuana Independent Testing Laboratory shall be discreet and professional which is consistent with the traditional style of signage for pharmacies and medical offices.

8. Any Medical Marijuana Independent Testing Laboratory shall obtain all required approvals from the State of Nevada and the City of Reno to operate such a facility.

(12) Medical Marijuana Production Facility

1. Shall not be located on a parcel located adjacent to residentially zoned property and shall not be located on a parcel owned by the federal government.
2. Shall be exempt from Site Plan Review requirements identified in Section 18.06.407 (Site Plan Review).
3. Proof of compliance, at the time of application for a Zoning Verification Letter with the City of Reno, with all distance requirements set forth in RMC and NRS shall be provided by a State of Nevada licensed surveyor. NRS spacing requirements include NRS 453A.322 which establishes a 1,000 foot separation from a public or private school, preschool through 12th grade, and a 300 foot separation from a community facility.
4. All required spacing criteria shall be measured in a straight line from the front door of the Medical Marijuana Production Facility to the closest parcel line, as shown on the Washoe County Assessor's records, of any of the school or community facilities identified in NRS 453A.322.
5. Any Medical Marijuana Production Facility shall be located in a separate building from any other Medical Marijuana Establishment. This may include two facilities separated by a fire wall with no shared facilities, other than parking.
6. Any Medical Marijuana Production Facility shall have a professional, orderly, dignified appearance which is consistent with the traditional style of pharmacies and medical offices.
7. Any signage associated with a Medical Marijuana Production Facility shall be discreet and professional which is consistent with the traditional style of signage for pharmacies and medical offices.
8. Any Medical Marijuana Production Facility shall obtain all required approvals from the State of Nevada and the City of Reno to operate such a facility.

(13[0]) Mini-warehouse (SF Districts, MF14, MF21, MF30, MU, AC, CC, NC). In all zoning districts except the I and IC Districts, mini-warehouse uses shall comply with the following regulations:

- a. No more than one manager's or security residence shall be permitted.
- b. All storage shall be within an enclosed building except for the storage of recreational vehicles which shall be completely screened from view from surrounding properties and abutting streets at the first floor level. Screening from an adjacent two-story building is not anticipated.
- c. No business shall be conducted from or within a mini-storage facility.
- d. Retail sale of stored items on the premises is prohibited.
- e. Auction sales of stored items on the premises are prohibited.
- f. The commercial repair of motor vehicles, boats, trailers and other like vehicles shall be prohibited.

- g. The operation of spray painting equipment, power tools, welding equipment or other similar equipment shall be prohibited.
- h. The production, fabrication or assembly of products shall be prohibited.
- i. Storage units shall not be used as a musical practice or recording space.

(14[+]) Outdoor storage. Outdoor storage uses shall comply with the following regulations:

- a. In the I, IC, and IB Districts only:
 - 1. Storage shall not be permitted within required setbacks and shall be a minimum of ten feet from adjacent property lines.
 - 2. Storage shall be visually screened from streets and residentially zoned property within 750 feet of the use with a solid-view screening fence in the I District, and according to the screening standards in (10)b. below in the IC and IB Districts.
 - 3. Truck and trailer parking shall be screened from streets.
 - 4. Storage of lumber, coal or other combustibles shall not be less than ten feet from any interior lot line, and a suitable roadway from the street to the rear of the property shall be provided, maintained and kept open at all times.
 - 5. Fences may be up to ten feet tall to screen outdoor storage.
- b. In the IC and IB Districts only:
 - 1. The outdoor storage shall be associated with the primary use of the property.
 - 2. No direct sale of products or material stored in the outdoor storage area of any site shall be permitted.
 - 3. No outdoor storage shall be permitted on any site adjoining a residentially zoned property.
 - 4. Only materials actively used in the business may be stored.
 - 5. Stacked material must not exceed the height of the wall or fence.
 - 6. Outdoor storage shall only be located on the rear one-half of any site.
 - 7. The outdoor storage shall not exceed 20 percent of the total gross area of the site.
 - 8. The size of the outdoor storage area must not exceed the square footage of the main building on the site.
 - 9. The outdoor storage area must be enclosed with a solid wood fence, masonry wall or material of equal opacity. Landscaping must be provided on the outside of the fence or wall to provide a more pleasing appearance from the street.
 - 10. Walls or fences which are visible from the street must be architecturally compatible with the primary building.
 - 11. Outdoor storage of mobile homes is not permitted.
- c. In the W4TC, NVTC, E4TC, and southern portion of SVTC only allowed as an accessory use.

(15[2]) Railroad yard or shop (PF). In the PF Zoning District only, railroad yard or shop uses shall comply with the following regulations:

- a. Shall be associated with a working railroad.

(16[3]) Towing and impound yard. All towing and impound yard uses shall comply with the following regulations:

- a. All stored, damaged, or wrecked vehicles, parts and equipment shall be stored at least ten feet from the property line.
- b. Storage shall be visually screened from streets and adjacent uses with a solid view screening fence. Landscaping shall be provided between the fence and public right-of-way.
- c. Accessory sales permitted.
- d. Fences may be up to ten feet tall to screen outdoor storage.

(17[4]) Transfer station. All transfer station uses shall comply with the following regulations:

- a. All storage shall be inside a permanent structure.

(18[5]) Truck stop/travel plaza. The following are minimum standards for all truck stops:

- a. Minimum parcel size - ten acres.
- b. Maximum number of motel/hotel rooms in conjunction with a truck stop within the I (Industrial) and IC (Industrial Commercial) Zoning Districts shall be as follows:
 1. With 100 truck parking spaces or fewer no motel/hotel rooms shall be allowed;
 2. Over 100 truck parking spaces but fewer than 200 truck parking spaces, a maximum of 100 motel/hotel rooms shall be allowed; and
 3. With 200 or more truck parking spaces, a maximum of 200 motel/hotel rooms shall be allowed.
- c. Other business activities which are customarily accessory and clearly incidental and subordinate to the truck stop, may include but not be limited to; scales, truck wash, tire repair and sales, barber shop, restaurant with or without alcohol service, shower facility, convenience store, truckers lounge (for services such as television/exercise/internet access etc.), motel/hotel (see subsection b. above), laundry, chain rental and gasoline and propane dispensing.
- d. The applicant shall furnish a traffic impact study and any necessary mitigation measures prepared by a civil engineer registered in the State of Nevada.
- e. The applicant shall furnish a noise impact study and any necessary mitigation measures prepared by qualified acoustical consultant.
- f. All commercial vehicle truck traffic accessing the site shall access the site via an arterial roadway.
- g. In addition to designated commercial truck parking, off-street parking shall be provided at a rate equal to that which is required for each use comprising the truck stop.
- h. All vehicle service and/or repair activities shall be conducted within a completely enclosed building. Parts, equipment, lubricants, fuels, tires or other materials

used or discarded in any service or repair operations must be screened from adjoining roads and properties.

- i. Outdoor storage shall be prohibited.
- j. The minimum distance from property zoned Mixed Use (MU) or any residentially zoned property shall be at least one-quarter mile (1,320 feet), measured from property line to property line.
- k. Compliance with diesel idling regulations adopted by the Washoe County District Board of Health as amended shall be maintained. Adequate signage shall be provided to inform drivers of idling time restrictions. A minimum of 15 percent of truck parking spaces must be equipped with approved Engine Idle Reduction Technology or similar comprising of "plug-in" locations for trucks with sleepers and/or refrigeration to avoid idling engines.
- l. Additional location requirements shall include:
 - 1. The primary parcel of the truck stop shall not be located more than 1,500 feet from the right-of-way limits surrounding an interstate highway interchange, measured from property line to property line.
 - 2. No more than one truck stop shall have primary access from any interstate highway interchange.
 - 3. The minimum distance between truck stops shall be 7,000 feet, measured from property line to property line.
 - 4. The minimum distance from commercial amusement/recreation (outside) use, public park/recreation area/or facility, or school shall be 750 feet, measured from property line to property line.
- m. Landscaping standards shall be as follows:
 - 1. Parking lot landscaping for areas not designated for circulation or parking of commercial vehicles shall comply with Title 18 unless otherwise noted in this section.
 - 2. Property line or boundaries adjacent to residentially zoned property must provide a six-foot tall solid wall (unless separated by an arterial roadway) and a minimum 20-foot wide landscape buffer interior to the site which includes one ten-foot tall evergreen tree every 20-feet on center in staggered rows. Shrubs shall be provided per code.
 - 3. Property line or boundaries adjacent to public streets must provide a two-foot tall berm, wall or hedge and a minimum 20-foot wide landscape buffer which includes a mixture of evergreen and deciduous trees per code, based on one tree for every 20 lineal feet. Shrubs shall be provided per code.
 - 4. Property line or boundaries adjacent to non-residential zoned properties must provide a minimum ten-foot wide landscape buffer interior to the site, which includes one ten-foot tall evergreen tree 20 feet on center. Shrubs shall be provided per code.
 - 5. All buildings shall have a minimum five-foot wide perimeter landscape area, excluding areas for pedestrian and vehicular entrances. These landscape areas shall be adjacent to building walls and landscaped with trees and shrubs per code.

6. All areas required to be landscaped shall be constructed utilizing "Low Impact Development" concepts (as included in the Truckee Meadows Structural Controls Design Manual) as amended.

n. Lighting standards shall be as follows:

1. All outdoor lighting shall be fully shielded. Fully shielded requires a lighting fixture to be constructed so that all the light emitted by the fixture is projected below the horizontal plan of the lowest plane of the lowest point of the fixture.
2. Lighting fixtures used to illuminate a sign shall be mounted on the top of the sign structure, lighting the sign downward.
3. Low-pressure Sodium (LPS) lamps or other dark sky alternative are required throughout the site.
4. Search lights, laser source lights, or any similar high-intensity light shall not be permitted.

- o. For this definition, the primary parcel for a truck stop shall be considered that parcel on which the above-listed business activities are located.

(19[6]) Welding repair. All welding repair uses shall comply with the following regulations:

- a. Outside activities shall be visually screened from adjacent properties and public streets.
- b. Indoor operation only within the NVTC, E4TC, W4TC and only between the hours of 6:00 a.m. and 9:00 p.m.

(20[17]) Wholesale of construction materials (I, IB, and MU where allowed). In the I, IB, and MU (where allowed) Zoning Districts only, wholesale of construction material uses shall comply with the following regulations:

- a. The primary or predominant use shall be wholesale sales of construction related materials, with sales to the general public allowed, via a mix of internal storage, showroom, and offices. All sales and storage must occur within an enclosed structure.
- b. A maximum 20,000 square feet of gross building area is allowed for an individual business entity with a maximum combined square footage of 50,000 square feet on a given lot or parcel.
- c. At least one square foot of non-storage area per each four square feet of storage and staging/pick up areas is required. Products stored on site shall be limited to those displayed and sold on the showroom floor.
- d. Indoor operation only within the DRC, NVTC, E4TC, and W4TC and only between the hours of 6:00 a.m. and 9:00 p.m.

(21[18]) Wholesale of Products Manufactured or Assembled on Site. Indoor operation only within the NVTC, E4TC, and W4TC and only between the hours of 6:00 a.m. and 9:00 p.m.

(g) Other Principal Use Regulations.

(1) Farm (LLR2.5, LLR1, LLR.5, OS). All farm and ranch uses shall comply with the following regulations:

- a. Buildings for the sale and display of products grown and raised on the premises shall not be situated closer than 50 feet to any residentially zoned property with

an allowed density of greater than one dwelling unit per acre, or closer than 30 feet to any public street.

- b. Buildings, corrals, coops, pens, or structures used in conjunction with commercial farming or ranching shall not be located closer than 100 feet to any public street or to any public park or school, or to any property residentially zoned with an allowed density of greater than one dwelling unit per acre.
- c. In the LLR2.5 and LLR1 Districts only, a poultry or hog farm shall be permitted only as a home-based (home occupation) business, subject to the home occupation regulations stated in Section 18.08.203 below.

(Code 1966, § 16.33.060, § 16.33.070; Ord. No. 3031, § 1, 9-27-82; Ord. No. 5089, § 1, 11-9-99; Ord. No. 5189, § 1, 9-26-00; Ord. No. 5468, § 1, 6-25-03; Ord. No. 5755, § 4, 10-12-05; Ord. No. 5767, § 2, 11-16-05; Ord. No. 5821, § 1, 4-5-06; Ord. No. 5875, § 1, 9-27-06; Ord. No. 5876, § 1, 9-27-06; Ord. No. 5881, § 1, 10-11-06; Ord. No. 5925, § 1, 5-9-07; Ord. No. 5972, § 2, 9-26-07; Ord. No. 5983, § 2, 11-28-07; Ord. No. 5993, § 2, 12-12-07; Ord. No. 6000, § 6, 1-30-08; Ord. No. 6015, § 2, 4-9-08; Ord. No. 6016, § 4, 4-9-08; Ord. No. 6035, § 2, 6-25-08; Ord. No. 6042, § 2, 7-16-08; Ord. No. 6111, § 2, 7-15-09; Ord. No. 6118, § 2, 9-9-09; Ord. No. 6124, § 3, 9-23-09; Ord. No. 6171, § 10, 1-19-11; Ord. No. 6202, § 1, 9-14-11; Ord. No. 6235, § 1, 6-13-12; Ord. No. 6264, § 2, 11-7-12; Ord. No. 6284, § 3, 3-13-13; Ord. No. 6285, § 2, 3-13-13; Ord. No. 6295, § 2, 6-5-13)

SECTION 4. Chapter 18.08 of the Reno Municipal Code is hereby amended by adding certain wording to Section 18.08.405, the same to read as follows:

Section 18.08.405. Regional Center and Transit Corridor Overlay Districts.

- (a) DRRC (Downtown Reno Regional Center Overlay Zoning District).
 - (1) Applicability. The standards contained in this section shall apply to all properties identified within the Downtown Reno Regional Center (DRRC) plan area. Standards within specific DRRC districts, as illustrated in the DRRC plan, are outlined below.
 - (2) DRRC Standards.
 - a. Minimum Setbacks.

TABLE 18.08-16A: DRRC ENTERTAINMENT, CALIFORNIA AVENUE, WELLS AVENUE AND KEYSTONE AVENUE DISTRICTS - MINIMUM SETBACKS	
Front-Virginia Street, Mill Street, and Fourth Street	18 feet from adjacent street curb, which will include 8 feet for street trees/street furniture, a 5½ foot sidewalk, and 4½ feet for window shopping and street fair
Front—All other streets	12 feet from adjacent street curb, which will include 4 feet for street trees/street furniture, and 8 feet for sidewalk when the site is adjacent to on-street parking. If the site is not adjacent to on-street parking then the setback shall be 10 feet to the satisfaction of the administrator
Side	0 or greater than 5 feet
Rear	0 or greater than 10 feet
Alleys	0

- b. Streetscape Improvements.
 - 1. Prior to a certificate of occupancy for any development, the applicant shall install streetscape improvements in accordance with the

Redevelopment District Streetscape Master Plan, as applicable.

- c. Lighting.
 - 1. Street lighting for the DRRC shall be in conformance with the Redevelopment District Streetscape Master Plan, as applicable.
- d. Landscaping and Screening.
 - 1. Surface parking areas shall be planted with shade trees at a ratio of one tree for every five spaces.
- e. Density and Intensity.

TABLE 18.08-16A.1: Density and Intensity in DRRC Districts		
DRRC District	Residential Density	FAR
California Avenue	21 dwelling units / acre	1.0
Entertainment District	45 dwelling units / acre	3.0
Keystone Avenue	30 dwelling units / acre	2.0
Truckee River District	21 dwelling units / acre	1.0
Wells Avenue	30 dwelling units / acre	2.0

(3) District Specific Standards

- a. California Avenue District.
 - 1. For properties located east of Holcomb Avenue, all uses operating between the hours of 12:00 midnight to 6:00 a.m. shall require a special use permit as described in Section 18.06.405(a)(4). For properties located west of Holcomb Avenue, uses operating between the hours of 11:00 p.m. and 6:00 a.m. shall require a special use permit as described in Section 18.06.405(a)(4).
 - 2. Buildings within the California Avenue District shall have a maximum building height of 45 feet. This may be increased with the approval of a special use permit.
 - 3. Parking. At the applicant's discretion, parking ratios for the California Avenue District may be modified from the minimum standards listed in Table 18.12-8 (Off Street Parking Requirement Table) to be maximum standards.
- b. Entertainment District.
 - 1. Signs in the Entertainment District will meet the same standards as set forth in Table 18.16-1 for the HC zone (Section 18.16.207).
- c. Keystone Avenue District.
 - 1. Hotel with nonrestricted gaming operation shall be permitted through the special use permit process in RMC 18.06.405, for specific permitted locations identified in the DRRC Plan.
- d. Truckee River District.
 - 1. The document entitled "Downtown Riverfront Design Guidelines" is adopted by reference and included as Appendix A to this Title 18 for the

purpose of providing design guidance and standards for development within the Truckee River District of the Downtown Reno Regional Center.

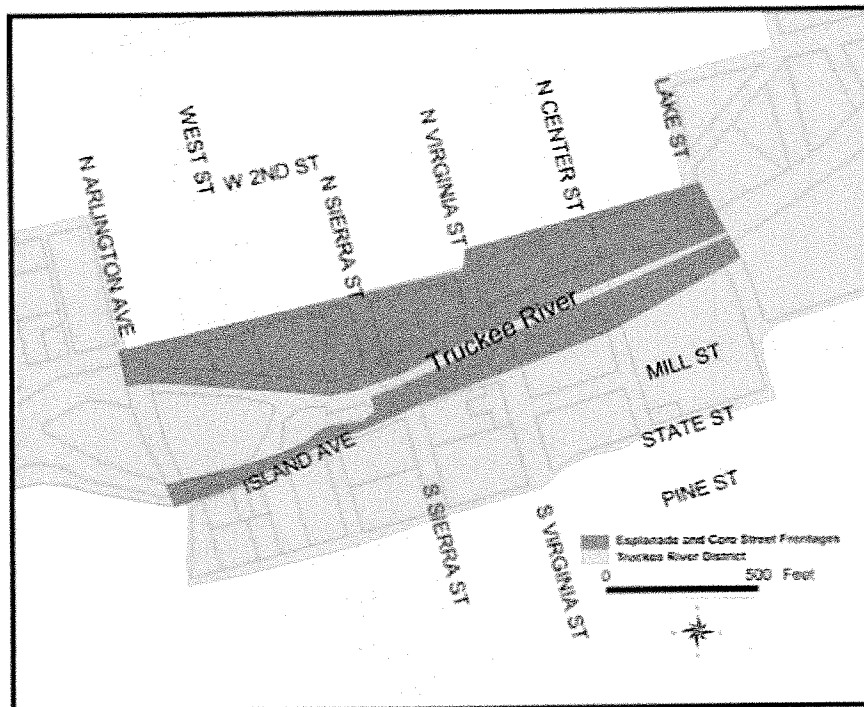
2. The Planning Commission or City Council, on appeal, may approve or deny a special use permit to modify the building setback and envelope-height restrictions, Riverfront Esplanade setbacks, or provisions of the Downtown Riverfront Design Guidelines according to the following findings and those contained in Section 18.06.405 (Special Use Permits) as amended:
 - i. The proposed project is consistent with the goals, objectives, and policies of the Downtown Reno Regional Center;
 - ii. The proposed structure, building or modification is consistent with the Downtown Riverfront Design Guidelines;
 - iii. The proposed project will be compatible with the site and surrounding area both in scale and context; and
 - iv. The building has been appropriately designed, or the modification preserves the architectural character of the existing building relative to its scale, mass, building proportion, building height, fenestration and articulation.
3. The Redevelopment Agency shall review and make recommendations to the administrator regarding applications for outdoor dining permits per Section 18.08.203(d)(4) (Sidewalk Cafes).
4. Setbacks shall be as specified in Table 18.08-16A2 (below)

TABLE 18.08-16A2: Truckee River District Minimum Setbacks			
	Front Setback	Rear Setback	Side Setback
<i>Esplanade-</i> (Divisions illustrated in FIGURE 18.08-16)			
North and South Esplanade—Building Height 0—20 feet	0	0	0
North and South Esplanade—Building Height 20—45 feet	5	5	5
North Esplanade—Building Height 45—100 feet	10	10	10
North Esplanade—Building Height Exceeding 100 feet ¹	1:1	1:1	1:1
South Esplanade—Building Height 45—75 feet	10	10	10
South Esplanade—Building Height Exceeding 75 feet ¹	2:1	2:1	2:1
<i>Outside of Riverfront Esplanade</i>	Shall be placed on property line	0	0 or >5 ²
¹ Minimum Standard Ratio = Building Height to Setback			
² Side setback areas must be screened from the street and sidewalk by a decorative gateway, grille, fence or wall unless designed for public use.			

d. Truckee River District - Riverfront Esplanade.

1. All buildings shall be setback a minimum of 25 feet from the existing face of the river flood wall or top of bank to create the north and south Esplanades (See Figure 18.08-16). The administrator may require dedication of a 25 foot wide minimum esplanade setback from the existing face of the river flood wall or top of bank when the location of the development must provide safe and adequate passage and facilitate police and fire protection.

FIGURE 18.08-16: ESPLANADE/CORE

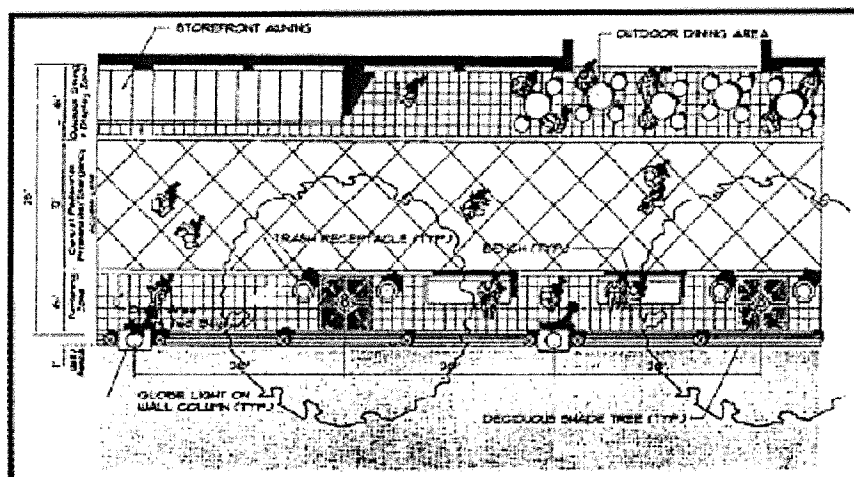


2. Modifications to the required width of the Esplanade may be considered in situations where there are no alterations to existing footprints and the existing building is less than 25 feet to the face of the flood wall or top of bank. In that instance, the administrator shall determine the appropriate development standard and amenities.
3. A continuous building frontage is desired along the Esplanade. Side setback areas must be improved as pedestrian-oriented spaces (e.g., patios or courtyards) and may exceed the maximum side setback noted above, subject to the administrator's review and approval after consideration of any recommendation made by the Redevelopment Agency for the City of Reno.
4. Active Ground Level Commercial. Active ground level commercial use is required on the North and South Esplanades between Arlington Avenue and Lake Street and Core Street Frontages. These requirements only apply to frontages. The interior area of the ground floor need not be an "active use"; lobbies and other ancillary uses supporting upper level uses are allowed. Areas where an active ground level commercial use is required include:

- | PRINCIPAL USE PERMITTED | DESCRIPTIONS AND ADDITIONAL REGULATIONS |
|---|--|
| Outdoor dining along the esplanade | The Redevelopment Agency may review and make recommendations to the administrator regarding applications for outdoor dining permits in the Esplanade right-of-way per Section 18.08.203(d)(4) (Sidewalk Cafes). The permit must ensure that a minimum of 12 feet is left clear between the dining area and the Esplanade furnishings zone. |
| Clubs and lodges. | Not permitted as a ground floor use adjacent to the Esplanade or Core Street Frontages. |
| Parking (as a principal or accessory use) | Not permitted as a ground floor use adjacent to the Esplanade or Core Street Frontages. |

[illegible]

FIGURE 18.08-18: RIVERFRONT ESPLANADE SETBACKS



- e. Truckee River District Design Standards - Outside of the Riverfront Esplanade.
 1. Building masses shall be broken at regular intervals to provide variety and scale. Masses shall be defined by a major notch in the building volume, or by a projecting mass. On average, wall planes shall not be longer than 100 feet, not to exceed a maximum of 150 feet.
 2. Blank walls limitation.
 - i. On General Streets, at least 50 percent of the width of a new or reconstructed first story building wall facing a street shall be devoted to pedestrian entrances, display windows or windows affording views into retail, office, restaurant, lobby space, public art, or other similar architectural features.
 - ii. At least 66 percent of the width of a new or reconstructed first story building wall facing a street shall be devoted to pedestrian entrances, display windows or windows affording views into retail, office, restaurant or lobby space along the following frontages:
 - a. North and South Esplanade frontage, between Arlington Avenue and Lake Street.
 - b. Sierra Street, north of the Truckee River.
 - c. Virginia Street, I-80 to California Avenue.
 - d. Center Street, north of the Truckee River.
 - e. Fourth Street, Keystone Avenue to Wells Avenue
 - f. Exemption - Blank wall limitations shall not apply to historically designated buildings.
 3. Site access.
 - i. Every building and/or first floor use shall have its main entrance on a public street and/or on the Esplanade.
 - ii. Trash and loading areas shall be centralized wherever possible, and screened from view of adjacent walkways and

thoroughfares, side streets, and adjacent properties. Service access shall not be permitted on the riverside of any property. Screening shall match the building in colors and materials.

- iii. Curb cuts shall be minimized. Shared lanes, access drives and parking arrangements and turnouts are encouraged to reduce the need for new curb cuts. Where new curb cuts are necessary:
 - a. Width shall be 12 feet for a one-way driveway and 24 feet for a two-way driveway.
 - b. Maximum number of curb cuts associated with a single parcel shall be one, two-way curb cut or two, one-way curb cuts.
 - c. Driveways shall be a minimum of two feet from abutting properties.
 - iv. The maximum width of recessed entries shall be one-third the length of the building or tenant street frontage, whichever is smaller. Maximum depth shall be eight feet.

4. Exceptions.

- i. Parapet walls may extend up to four feet above the height limit; parapet walls may be higher if needed to screen rooftop mechanical equipment, subject to compliance with the Downtown Riverfront Design Guidelines (Appendix A of Title 18).
- ii. Special architectural features such as towers (clock, bell, observation), turrets, cupolas, church spires, flagpoles may exceed building height and/or setbacks, subject to compliance with the Downtown Riverfront Design Guidelines.
- iii. Rooftop structures such as elevator towers, mechanical equipment enclosures, or roof deck trellises and gazebos may exceed the height limit subject to compliance with the Downtown Riverfront Design Guidelines and provided they are integrated into the overall building design and/or screened by a parapet or a pitched roof.
- iv. Modifications in building orientation may occur if designed to optimize the use of publicly accessible areas, to the satisfaction of the administrator.
- v. The corner of a corner building may be "cut back" up to eight feet along adjacent street frontages to create a diagonal at the ground level and/or at upper levels.
- vi. Bay windows, turrets, decorative roofs, and miscellaneous entry features may project no more than three feet over property lines, and must be no less than 12 feet above the highest point in the sidewalk over which they project.
- vii. Flexibility in applying the design guidelines to existing structures shall be afforded in cases where the economic viability or function of the building is improved.

(b) CRC (Convention Regional Center Overlay Zoning District).

- (1) Applicability. The standards contained in this section shall apply to all properties identified within the Convention Regional Center Plan area. Specific land use designations referenced in this section are identified in Map 1 of the Convention Regional Center Plan.
- (2) Allowed non-residential uses on parcels located adjacent to residential Master Plan land use designations shall be permitted through the approval of a site plan review as dictated in RMC 18.06.407. This standard shall not apply to development requiring a special use permit.
- (3) Active ground level commercial uses such as retail, personal service establishments, entertainment, or restaurants are required for building frontages on South Virginia Street and McCarran Boulevard. The interior area of the ground floor need not be an "active use"; lobbies and other ancillary uses supporting upper level uses are allowed.
- (4) In the area located north of McCarran Boulevard and west of Highway 395 all uses operating between the hours of 11:00 p.m. and 6:00 a.m. shall be exempt from the requirement for a special use permit in Section 18.06.405(a)(4), with the exception of parcels located in or adjacent to the Residential Master Plan Land Use designation, or parcels adjacent to multi-family or single-family zoning districts outside the plan area.
- (5) Notwithstanding the requirements of Subsection 7. above, uses operating between the hours of 11:00 p.m. and 6:00 a.m. in the Tourist Commercial Land Use designation shall be exempt from the requirement for a special use permit in Section 18.06.405(a)(4).
- (6) Design Standards.
 - a. Minimum Setbacks.

TABLE 18.08-18: CRC SETBACKS	
Front--South Virginia Street	18 feet from adjacent street curb, which will include 8 feet for street trees/street furniture, a 5 1/2 foot sidewalk, and 4 1/2 feet for window shopping and street fair.
Front--On McCarran Boulevard, Moana Lane, Kietzke Lane, Neil Road, Del Monte Lane, and Peckham Lane	13 feet from adjacent street curb, which will include 5 feet for landscaping/trees and 8 feet for sidewalk. If the site is not adjacent to on-street parking then the setback shall be 10 feet which will include 5 feet for landscaping and 5 feet for sidewalk.
Front--All other streets	10 feet from adjacent street curb which will include 5 feet wide sidewalk and 5 feet setback from property line.
Side and Rear--In Transitional Mixed Use, Residential, and Public Facility Master Plan Land Use Designation	5 feet
Side and Rear--In Transitional Mixed Use and Residential Master Plan Land Use Designation on projects with 2 or more units	10 feet

- b. Reserved.
- c. Parking.

TABLE 18.08-19: DISTRICT PARKING REQUIREMENTS

TABLE 18.08-19: DISTRICT PARKING REQUIREMENTS	
Residential in General Mixed Use and Tourist Commercial Master Plan Land Use Designation	A minimum of 1 space/unit, not to exceed 2 spaces/unit unless provided in the footprint of the structure or parking structure.
Residential in Transitional Mixed Use and Residential Master Plan Land Use Designation	A minimum of 2 spaces/unit.
Non-residential in General Mixed Use and Public Facility Master Plan Land Use Designation	Not to exceed parking standards required by RMC Off-Street Parking Requirements 18.12.1102 for each specified use, as amended, unless provided in the footprint of the structure or parking structure.
Non-residential in Transitional Mixed Use and Residential Master Plan Land Use Designation	Not to exceed parking standards required by RMC Off-Street Parking Requirements 18.12.1102 for each specified use, as amended unless provided in the footprint of the structure or parking structure. In no case shall parking be less than 35% of the required parking standard for each specified use. The property owner shall justify the parking reduction to the satisfaction of the administrator.
Tourist Commercial Master Plan Land Use Designation	Parking may exceed required standards; however 20% of all required parking plus all excess parking for all uses pertaining to non-restricted gaming shall be structured.

d. Architecture and Site Layout.

1. On all parcels in the General Mixed Use, Transitional Mixed Use, and Residential Use land use designation at least 25 percent or 18 linear feet, whichever is greater, of the total street frontage, shall be comprised of either building or pedestrian amenities such as but not limited to: plazas, artwork, fountains, seating, landscaping, and walkways.
2. On all parcels in the tourist commercial land use designation with less than 300 linear feet of frontage the following shall apply:
 - i. At least 25 percent or 18 linear feet, whichever is greater, of the total street frontage, shall be comprised of either building or pedestrian amenities such as but not limited to: plazas, artwork, fountains, seating, landscaping, and walkways.
3. On all parcels in the tourist commercial land use designation with greater than 300 linear feet of frontage either the above d.2.i shall apply or one of the following shall apply:
 - i. A primary pedestrian corridor shall be provided from the street to the building. The primary pedestrian corridor shall include a pedestrian walkway at least 32 feet wide and one or more of the following elements: plazas, artwork, fountains, seating, landscaping, and walkways. The primary pedestrian corridor shall be clearly delineated by using material change and landscaping. If the pedestrian corridor is adjacent to vehicle parking or maneuvering areas then the required corridor shall be increased in width by five feet to include a minimum five foot wide landscaped buffer located between parking or maneuvering areas and 32 feet of primary pedestrian corridor.

- ii. Development of a skyway shall require the approval of a special use permit in accordance with Section 18.06.405(e)(9). The pedestrian skyway shall be accompanied by either: a 13-foot wide at-grade pedestrian walkway located between the street and building consisting of an eight-foot wide sidewalk and a five-foot wide landscaped buffer; or shall include a pedestrian connection to the skyway at the street. The pedestrian connection shall be located behind the sidewalk, landscaping and other amenities required by other applicable sections of the Reno Municipal Code (e.g., behind the 18 feet of sidewalk, landscaping and other amenities on South Virginia Street).
 - iii. Development of a pedestrian tunnel/underpass shall require the approval of a special use permit in accordance with Section 18.06.405. The pedestrian tunnel/underpass shall be accompanied by either: a 13 foot wide at-grade pedestrian walkway located between the street and building consisting of an eight-foot wide sidewalk and a five-foot wide landscaped buffer; or shall include a pedestrian connection to the tunnel/underpass at the street. The pedestrian connection shall be located behind the sidewalk, landscaping and other amenities required by other applicable sections of the Reno Municipal Code (e.g., behind the 18 feet of sidewalk, landscaping and other amenities on South Virginia Street).
- 4. For a corner lot the above requirements shall be oriented to South Virginia Street. If the property does not front South Virginia Street this standard pertains to the street with the higher street classification.(e.g. arterial/collector). In instances where both streets have the same classification (e.g. collector) the requirement pertains to the street with the highest traffic volume.
- 5. The above standards shall apply unless the parcel meets one of the criteria for a shallow or narrow lot in 18.08.301(a)5(n):
- e. Signs.
 - (1) With the exception of restaurants, exterior wall signs for individual tenants are not allowed on internal shopping malls unless the individual tenant space exceeds 25,000 square feet.
- f. Landscaping.

TABLE 18.08-20: DISTRICT MINIMUM LANDSCAPING	
Residential	5% for densities of 30 units or greater per acre 10% for densities of 21 units to 29 units per acre 15% for densities of 14 units to 20 units per acre 20% for densities less than 14 units per acre
Non-residential and mixed use	5% for nonresidential and mixed use development with a floor area ratio over 1.25 10% for nonresidential and mixed use development with a floor area ratio of .33 to 1.24 15% for nonresidential and mixed use development with a floor area ratio less than .33

The requirement, to screen an internal parking lot from street view with perimeter landscaping shall be eliminated if the building meets or exceeds a floor area ratio of 1.25.

g. Density and Intensity.

1. Tourist Commercial and General Mixed Use land use designation: Minimum residential density shall be 14 dwelling units per acre. The minimum floor area ratio (FAR) for nonresidential and mixed use developments shall be 0.33.
2. Residential and Transitional Mixed Use land use designation: Residential densities shall be between three and 14 dwelling units per acre and no minimum floor area ratio (FAR) shall be required. The maximum dwelling units per acre can be increased with the approval of a special use permit up to 30 units per acre.
3. Public Facility land use designation: There shall be no minimum density or floor area ratio (FAR) requirement.

h. Height.

1. Maximum building height for the properties within the Tourist Commercial land use designation shall be determined by the number of hotel rooms as follows:

TABLE 18.08 21 MAXIMUM BUILDING HEIGHT FOR HOTEL WITH NON-RESTRICTED GAMING USES WITHIN THE TOURIST COMMERCIAL LAND USE DESIGNATION	
Number of Hotel Rooms	Maximum Height
201--399	300 feet
400--599	400 feet
600 and above	500 feet

Maximum building height within each room number category may be increased with the approval of a special use permit.

2. Maximum building height for properties within the General Mixed Use land use designation shall be restricted to 100 feet.
3. Maximum building height for properties within the Transitional Mixed Use land use designation shall be restricted to 35 feet.
4. Maximum Building height for properties within the Residential land use designation shall be restricted to 35 feet to the pitch of roof.
5. Maximum Building height for properties within the Public Facilities land use designation shall be restricted to 35 feet.
6. The maximum building height addressed in the above Subsections (h)2.--5. may be increased with the approval of a special use permit. A photo simulation or similar graphic representations of the proposed building and surrounding existing development in the Plan area shall be provided with the special use permit application.

(c) Medical Regional Center Planning Area Overlay Zoning District.

- (1) Applicability. The standards contained in this section shall apply to all properties identified within the Medical Regional Center Plan (MRC).

- (2) Use standards.
 - a. Treatment of existing uses.
 - 1. When an existing legally established "auto repair garage and paint and body shop" is expanded, conditional requirements related to service bay orientation, disabled vehicle storage, and other outdoor storage shall not apply.
- (d) RTIARC Reno-Tahoe International Airport Regional Center Planning Area Overlay Zoning District.
 - (1) Applicability. The standards contained in this section shall apply to all properties identified within the Reno-Tahoe International Airport Regional Center Plan.
 - (2) Land uses.
 - a. Operations of the Reno Tahoe International Airport Authority on the east side of Terminal Way are exempt from all the MU (Mixed Use) zoning standards except standards related to sidewalk width and pedestrian connections.
 - b. All other properties in the plan area shall comply with the following:
 - 1. If the land use is only allowed as identified in the RTIARC column of Table 18.08-6-B "Uses Permitted in Regional Center Base Zoning Districts" the entire project shall comply with all MU (Mixed Use) building and site design standards.
 - 2. If the land use is only allowed in the IC (Industrial Commercial) zoning district, the entire project shall comply with all IC (Industrial Commercial) building and site design standards.
 - 3. If the land use is allowed in both the RTIARC column of Table 18.08-6-B "Uses Permitted in Regional Center Base Zoning Districts" and IC zoning districts, the entire project shall comply with either all MU or all IC building and site design standards, as selected by the applicant.
 - 4. Uses or buildings utilizing IC standards are not allowed within 100 feet of the Truckee River, as defined by Washoe County Record of Survey #1167.
 - 5. All buildings located within 100 feet of an arterial street shall provide building articulation in accordance with 18.12.301(a) on each building façade that faces the arterial street to the satisfaction of the administrator.
 - 6. Temporary asphalt or concrete batch plants are allowed for airport construction for a period not to exceed four years. Temporary asphalt or concrete batch plants shall be located a minimum of 750 feet from residentially zoned property.
 - 7. Communication facilities for purposes of air traffic control and airport operations are allowed without conditions.
 - 8. Stables and farms are allowed by-right subject to all conditions required by Section 18.08.202 (Additional Regulations for Principal Uses) as amended.
 - 9. Prohibited uses include all residential land uses, primary schools, churches, libraries, medical facilities and day care centers. Lodging facilities (including hotels and motels without gaming) are only allowed within one-half mile of the airport terminal, subject to MU District provisions.

10. Secondary and vocational schools are allowed and limited to an enrollment of 200 students maximum.
11. Prohibited Uses for properties in the Airport Critical area General Overlay District are listed in the Section 18.08.402 as amended.
12. Airport operations and airport facilities are allowed within the Airport Core District.

(3) Density.

- a. On all properties located north of the north bound U.S. Highway 395 on-ramp loop (Entrance 65, starting at the airport terminal) which front on Terminal Way, the minimum residential density shall be 14 dwelling units per acre. The minimum intensity shall be 0.25 FAR for nonresidential and mixed use developments. Operations of the Reno Tahoe International Airport Authority on the east side of Terminal Way are exempt from the FAR and density standards. There shall be no minimum FAR or density standard for properties within the plan boundary located outside of the area described above.

(4) Landscaping.

- a. In cases where required landscaping, such as trees, would interfere with safe airport operations, landscaping features that will not interfere with safe airport operations shall be substituted to the satisfaction of the administrator.

(5) Residential interface.

- a. Properties adjacent to the Boynton Slough shall be separated from residentially zoned private property with the Boynton Slough (90 feet minimum width) and shall provide a six-foot tall solid masonry or wood fence. A five-foot wide landscape strip with trees planted at a rate of one tree every 30 feet and six shrubs per tree shall be installed on the south side of the six-foot wall or fence.

(6) Discretionary Review.

- a. Uses operating between the hours of 11:00 p.m. and 6:00 a.m. shall require a special use permit per Section 18.06.405(a)(4) if they are located north of the north bound U.S. Highway 395 on-ramp loop (Entrance 65, starting at the airport terminal) and front on Terminal Way.

(e) UNRC University of Nevada Regional Center Planning Area Overlay Zoning District.

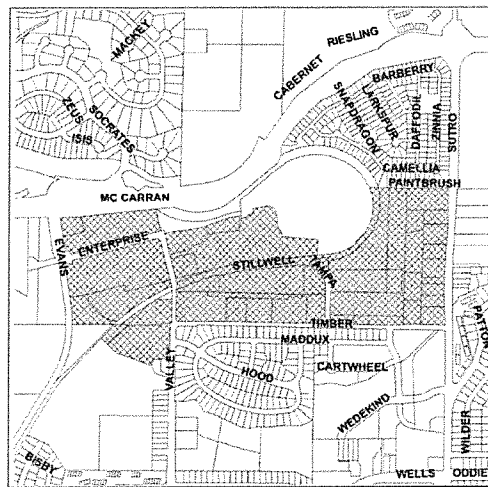
(1) Applicability.

- a. The standards contained in this section shall apply to all properties identified within the University Regional Center Plan except as noted in Subsection b. If any standards contained in this Subsection (e) are in conflict with the standards in Section 18.08.406(b) WUNP West University Neighborhood Planning Area Overlay District, this Subsection (e) of the Code shall prevail.
- b. Properties as designated on the University of Nevada Regional Center Plan Development Concept - Land Use map shall be re-zoned to the MU Mixed Use base zoning district with UNRC University of Nevada Regional Center Overlay Zoning District and subject to the zoning district standards for the land use identified in the University of Nevada Regional Center Plan by action of law when acquired by the University of Nevada, as defined by NRS 396.020.

(2) Land Use.

- a. In addition to those land uses listed on Table 18.08-6-B: Uses Permitted in the Regional Center Base Zoning Districts for the UNRC/RES, UNRC/AR/HS/R and UNRC/OS zones all properties shown on Figure 18.08-18A are allowed to establish all of the uses listed for the I (Industrial) zone on Table 18.08-5 with the following exceptions:
- Adult Business;
- Automobile and Truck Sales and Mobile Home, RV, Boat and Trailer Sales or Rental;
- Bar;
- Cleaners, Commercial;
- Convenience Store;
- Electric Generating Plant;
- Electrical Substation;
- Public Meal Provider/Homeless Service;
- Asphalt/Concrete Batch Plant;
- Chemical Processing and/or Manufacture;
- Hazardous Waste;
- Transfer Station; Wrecking Yard, Salvage Yard or Junk Yard (outside); ~~and~~
- Truck Stop/Travel Plaza; and
- Medical Marijuana Cultivation, Production and Testing Laboratories west of Valley Road.
- b. If the use is only allowed in the I (Industrial) zoning district, then the entire project shall comply with all I building, site design standards, additional use regulations and FAR requirements. This provision includes: special use permits for development and activities as contained in the applicability section of RMC 18.06.405(a), as amended; and site plan review for development applications as contained in the applicability section of RMC 18.06.407(a), as amended.
- c. If the land use is allowed in the UNRC/RES, UNRC/AR/HS/R, UNRC/OS columns of Table 18.08-6-B "Uses Permitted in the Regional Center Base Zoning Districts" and the I zoning district, then the entire project shall comply with either all the MU or all the I building, site design standards and additional use regulations, as selected by the applicant.
- d. At such time as each property, as shown on Figure 18.08-18A Industrial Zoning Area, is acquired by the University of Nevada the option to utilize the I zone and associated standards shall cease for any new development on the acquired property; and all subsequent uses and development shall be restricted to those uses and standards as designated for the property in accordance with the UNRC Overlay Zoning District. After acquisition by the University of Nevada, existing legally established nonconforming uses would be allowed to continue in accordance with RMC 18.08.501-504, as amended.

Figure 18.08.18A: INDUSTRIAL ZONING AREA



- (3) Density. Minimum residential densities shall be 14 dwelling units per acre. Minimum intensity for nonresidential and mixed-use development shall be .50 FAR.
- (4) Discretionary Approval.
 - a. Uses operating between 11:00 p.m. and 6:00 a.m. shall require a special use permit per Section 18.06.405(a)(4), if adjacent to or within 100 feet from, the building footprint of existing single-family residential uses.
 - b. Pedestrian skywalks, sky-buildings and skytrams that do not cross a right-of-way owned by the City of Reno or do not cross Virginia Street shall be exempt from the requirement for a special use permit in Section 18.06.405, provided all other requirements of Article XX "Skyways and Skyway Design Guidelines" are met.
- (f) DRC Dandini Regional Center Planning Area Overlay Zoning District.
 - (1) Applicability. The standards contained in this section shall apply to all properties identified as being within the Dandini Regional Center plan area. Areas identified as "Map 2 of the DRC plan" refer to the map entitled "DRI, DRP, and TMCC Plan Areas"
 - (2) Design Standards.
 - a. Minimum Setbacks.

TABLE 18.08-22: DRC DISTRICT MINIMUM SETBACKS	
MIXED USE	
Front on all other streets	10 feet from adjacent street curb, which will include 5 feet for landscaping/trees and 5 feet for sidewalk
Side	0 or a minimum of 5 feet
Rear	0 or a minimum of 5 feet
Alleys	0
Projects within areas identified in Map 2 of DRC plan.	
Front	20 feet
Side and rear	5 feet

- b. Parking.

TABLE 18.08-23: DRC DISTRICT PARKING REQUIREMENTS

TABLE 18.08-23: DRC DISTRICT PARKING REQUIREMENTS	
Residential	1 space per unit
Projects within areas identified as DRP in Map 2 of DRC plan.	
Maximum parking shall be three spaces per 1,000 GSF and minimum parking shall be no less than 1.5 spaces per 1,000 GSF.	

1. Parking lots and parking structures for the Desert Research Institute (DRI) and/or Truckee Meadows Community College (TMCC), and any associated uses shall be situated to support the campus and comply with architecture and site layout standards in this Code, be complementary to adjacent buildings in form and material, and provide a ten-foot wide landscape strip around the perimeter.
 2. Parking located within areas identified as DRP in Map 2 of the DRC plan should be located away from street frontages, where appropriate, but is allowed in the front, side, or rear of buildings. Where parking is located along street frontages, a 20-foot landscape area shall be maintained including a minimum three-foot high berm to mitigate the views directly into the parking lots,
- c. Architecture and Site Layout.
1. Except for the plan areas identified in Map 2 of the DRC Plan, at least 75 percent of the total street frontage shall be comprised of building. Pedestrian amenities including plazas, artwork, fountains, seating, landscaping, and walkways may be included as part of the 75 percent. For a corner lot this requirement pertains to the street with the higher street classification (e.g. arterial/collector). Instances where both streets have the same classification (e.g. collector) the requirement pertains to the street with the highest traffic volume.
 2. TMCC buildings will be oriented and/or clustered to support the campus setting and enhance the pedestrian circulation throughout the site.
 3. The following standards apply to areas identified as Dandini Research Park (DRP) in Map 2 of the DRC plan:
 - i. Building heights shall not exceed 45 feet or three stories and shall not impede existing viewsheds from DRI and TMCC
 - ii. MU building orientation, architecture and site layout standards identified in Section 18.08.301(4), (7) and (10) shall not apply.
 - iii. All sides of the building shall include articulation and materials and design characteristics consistent with the front façade unless the public's view from the street is blocked by intervening buildings or topography.
 - iv. Public entries shall be located adjacent to outdoor common areas and defined by canopies or roof/façade articulation.
 - v. Prefabricated metal buildings are prohibited
 - vi. All lighting shall be "dark sky" lighting
 - vii. Turf is prohibited.

- viii. Enclosures for service areas shall be integrated with adjacent buildings and be constructed with finishes similar to the construction materials of the primary buildings.
 - ix. Large utilities or waste/recycling containers shall be accommodated within the building. If not possible, components shall be clustered and screened from building entries, courtyards, and primary pedestrian paths.
 - x. External enclosures shall be used to screen above grade utilities if no other choices exist. These shall be integrated into the surrounding environment by using appropriate scale, materials, and finishes.
 - xi. All pedestrian walkways shall be a minimum of six feet in width.
- d. Landscaping.

TABLE 18.08-24: DRC DISTRICT LANDSCAPING	
Residential ≥ 30 units per acre	10%
Commercial ≥ 1.5 FAR	10%
All other development	20%

- e. Site Density. The minimum residential density shall be 14 dwelling units per acre. The minimum site intensity shall be 0.5 FAR for nonresidential and mixed use developments and 0.25 for areas identified as DRP within Map 2 of the DRC Plan.
 - f. Residential Adjacency. Section 18.12.304 Residential Adjacency Standards shall not apply to development in areas identified as DRP within Map 2 of the DRC Plan provided that the proposed development is at least 200 feet from a residential zoning district.
 - g. Discretionary Review.
 - 1. Special Use Permit requirements in Section 18.06.405 shall apply for grading cuts of 20 feet or more in depth and/or fills of ten feet or more in height, grading within any major drainage way, and within any hillside development.
- (g) RSARC Reno-Stead Airport Regional Center Planning Area Overlay Zoning District.
 - (1) Applicability. The standards contained in this section shall apply to properties located within the Reno-Stead Airport Regional Center Plan.
 - (2) Land uses.
 - a. In addition to uses allowed in the RSARC column of Table 18.08-6-B "Uses Permitted in Regional Center Base Zoning Districts", all primary, accessory, and conditional land uses allowed outright or with a site plan review or special use permit in the I or IC zoning districts are allowed without discretionary review. Applicants may use MU, IC, or I District standards at their discretion, as modified by the RSARC Overlay District. Once a district is selected then the entire project shall be subject to the building and site design standards of that district.
 - b. All residential land uses, schools, churches, libraries, medical facilities and day care centers are prohibited. Lodging facilities (including hotels and motels

without gaming) are only allowed within one-half mile of the airport terminal, subject to MU District standards.

- c. Existing permitted land uses are allowed to continue to operate, expand and are considered conforming.
 - d. Communication facilities for purposes of air traffic control and airport operations are permitted without conditions.
 - e. Stables and farms are allowed, subject to all conditions required by Section 18.08.202 (Additional Regulations for Principal Uses) for any zoning district, except that outdoor stables and riding areas are permitted.
 - f. Temporary asphalt or concrete batch plants are permitted for airport construction for a period not to exceed four years. Temporary asphalt or concrete batch plants shall be located a minimum of 750 feet from residentially zoned property.
 - g. Airport operations and airport facilities are permitted.
- (3) Land use intensities. The minimum land use intensities for the MU District shall not apply.
- (4) *[Reserved.]*
- (5) Sidewalks and pedestrian amenities. The standards in the MU District regarding sidewalks and pedestrian amenities shall not apply except for development adjacent to the North Virginia Street Transit Oriented Development Plan area.
- (6) Building orientation. Building orientation requirements of the MU District shall not apply.
- (7) Landscaping.
 - a. Landscaping requirements for properties adjacent to the North Virginia Street Transit Oriented Development Plan area shall be in accordance with requirements for the MU District.
 - b. Landscaping requirements for properties that do not qualify under Subsection a. above, but which are located adjacent to a public street or the plan area boundary, shall be in accordance with requirements for the IC District.
 - c. Landscaping shall not be required for properties that do not qualify under Subsections a. or b. above.
 - d. In cases where required landscaping would interfere with safe airport operations, landscaping features that will not interfere with safe airport operations shall be substituted.
- (h) RRC Redfield Regional Center Planning Area Overlay Zoning District.
 - (1) Applicability. The standards contained in this section shall apply to properties located within the Redfield Regional Center Plan.
 - (2) Geothermal Energy.
 - a. Geothermal energy exploration and development:
 - 1. Applications for development shall provide utility easements for planned geothermal wells and transmission pipeline corridors identified in the Redfield Regional Center Plan, Map 2: Development Concept - Utility Corridors. An agreement between the property owner and geothermal company must be recorded prior to any permit for construction of wells or transmission lines. Easements for geothermal facilities shall not be

required if an agreement between the property owner and the geothermal company is not in place.

2. Residential developers shall provide notice of the Geothermal Energy Plan to all homebuyers and tenants.
3. New wells and transmission lines related to geothermal energy production located outside of the Industrial and Open Space districts shall be screened. Screening techniques may include underground installation, berming, strategic placement and/or landscaping. Appropriate screening levels shall be determined by the administrator based on compatibility with existing and planned land uses.
4. As development is proposed, the City of Reno and the Developer shall consult with the Administrator of the Division of Environmental Protection of the State Department of Conservation and Natural Resources and other parties as deemed appropriate to understand fully the effect that industrial facility accidents could have on the health and safety of the public. The Developer, after consultation with the City of Reno and any organizations consulted on this matter, shall mitigate any unreasonable impacts on the public.

(3) Land Use Intensities.

- a. The minimum residential densities for properties designated Tourist Commercial and Retail Commercial/Academic districts shall be 14 units per acre.
- b. Properties designated Open Space, Transitional Mixed Use, and Industrial shall not have a minimum density.
- c. The minimum non-residential and mixed use intensity shall be 0.5 FAR for properties designated Tourist Commercial and 0.25 FAR for properties designated Retail Commercial/Mixed Use. Properties designated Open Space, Industrial and Transitional Mixed Use shall not have a minimum intensity.
- d. Property that is retained as open space accessible to the public, dedicated for public roads or reserved for public plazas or recreational amenities is not subject to the density and intensity standards in Sections a., b., and c. above.
- e. Development in the Tourist Commercial and Retail Commercial/Academic districts shall be designed to allow future intensification and shall include intensification plans showing how future improvements that would achieve 30 units per acre or 1.5 FAR (or desired density and intensity in the Truckee Meadows Regional Plan, as it may be amended) could be incorporated into the project in the future.
- f. The minimum parcel size for projects with non-restricted gaming shall be 50 acres.
- g. Minimum project intensities above shall be reduced for hillside developments in accordance with RMC 18.12.1605, as amended.
- h. The maximum parcel size for single family detached in the Transitional Mixed Use district shall be 3,500 square feet.
- i. A minimum of 30 percent of the gross project area must be dedicated as common open space for single family detached projects in the Transitional Mixed Use district.

(4) Maximum Building Height.

- a. The Residential/Mount Rose Interface Area and Open Space sub-land use designations are restricted to 35 feet. The maximum building height can be increased up to 85 feet with the approval of a special use permit.
 - b. The Industrial sub-land use designation is restricted to 55 feet. The maximum building height can be increased up to 85 feet with the approval of a special use permit.
 - c. The Transitional Mixed Use sub-land use designation is restricted to 45 feet.
 - d. The Retail Commercial/Academic sub-land use designation is restricted to 80 feet. The maximum building height can be increased with the approval of a special use permit.
 - e. The Tourist Commercial sub-land use designation is restricted to 55 feet. The maximum building height can be increased with the approval of a special use permit.
- (5) Pedestrian Circulation.
- a. Eight-foot wide paved paths and five-foot wide sidewalks shall be provided in accordance with Map 3: Development Concept - Pedestrian Circulation in the Redfield Regional Center Plan. All streets shall have sidewalks or pathways on both sides unless alternative all-weather trail connections are provided between development areas and likely pedestrian destinations on both sides of the street. Additional pedestrian connections shall be provided through sites to provide safe access to transit stations and activity centers.
 - b. All new streets not shown on Map 4: Development Concept - Transit Circulation shall have either an eight-foot wide paved path and/or five-foot wide sidewalk on each side of the street.
- (6) Site Access. Applications for development shall provide for shared vehicular access and/or through vehicular access as shown on Map 5: Development Concept - Vehicular Circulation in the Redfield Regional Center Plan.
- (7) Environmental Protection.
- a. No development, grading or tree removal shall occur prior to completion of a tree survey plan identifying all six-inch caliper and larger Ponderosa Pine trees. The tree survey shall be prepared by a licensed arborist or landscape architect. Development applications on any parcel containing these trees shall consider the location of mature healthy trees and shall include design provisions to preserve and incorporate healthy mature trees into development proposals.
 - b. Public roadways are exempt from the standards listed above.
 - b. The Steamboat Creek shall not be piped and/or filled and must be maintained as a natural feature of any development. If realignment or disturbance of the creek is necessary, the associated development will be required to reroute or restore the Creek in accordance with RMC Sections 18.12.1801 through 18.12.1907 (Wetlands and Stream Environment Protection Standards and Drainage Way Protection Standards) as amended.
- (8) Archaeological Resources.
- a. New development is required to perform an archaeological/historical survey prior to ground disturbing activity. The survey will be developed to the satisfaction of SHPO. An archaeological/historical study is not required, if one has previously been prepared for the area proposed to be disturbed for new development.

(9) Architecture and Site Design. These standards are in addition to the requirements of the MU Zoning District. Materials not listed below can be used if the administrator determines they conform to the intent of these standards.

a. Tourist Commercial, Retail Commercial/Academic, and Transitional Mixed Use.

1. The exterior siding shall be non-glaring, excluding windows. Use of local stone is encouraged for foundations, low walls and chimneys. Other appropriate masonry materials include stucco, brick, painted brick and textured concrete, stucco, horizontally or vertically applied wood boards, wood shingles, or exterior insulation and finishing system (EIFS) with a finished appearance resembling an allowed siding material.
2. Appropriate materials for pitched roofing include: clay tile, concrete tile, slate or simulated slate, standing seam metal. Roofs shall be of fire resistant materials. Shiny metal roofs and primary colors on roofs shall be prohibited. Flat roofs shall be screened.
3. The use of color shall be limited to tones, shades and hues that match the surrounding on-site soil and vegetation, so that the color blends in with natural surroundings. Primary colors are prohibited.

b. Industrial.

1. The use of color shall be limited to tones, shades and hues that match the surrounding on-site soil and vegetation, so that the color blends in with natural surroundings.
2. Roofs shall be of fire resistant materials and limited to tones, shades and hues that match the surrounding soil and vegetation. Shiny metal roofs shall be prohibited.
3. Automobile & Truck Sales and Mobile Home, RV, Boat & Trailer Sales or Rental storage areas are considered parking lots and shall not be located in the front of the building.
4. Perimeter walls and fences topped with barbed wire is prohibited.

(10) Setbacks.

TABLE 18.08-25: RRC DISTRICT SETBACK STANDARDS

Front on Virginia Street	18 feet
Front on Mount Rose Highway	30 feet
All sides adjoining I-580	18 feet
All sides adjoining residentially zoned property	A 1:8 height/setback ratio from residential property line
New development in Industrial areas adjacent to Tourist Commercial areas	30 feet

- a. Setback shall be measured from parcel line or planned right-of-way edge.
- b. Wells and transmission lines related to geothermal energy exploration and development are not considered new development.

(11) Signs.

- a. All development shall comply with the following outdoor sign design standards.
 - 1. Sign structures (e.g. supports, poles, sign boxes, etc.) shall be covered and trimmed with wood, stone or other natural materials consistent with the design of the associated development.
 - 2. Illumination, if any, shall be of diffused light that is stationary and of constant intensity.
 - 3. Exterior signage design for individual businesses within a building or a business complex shall be consistent.
 - 4. All projecting building signs shall not exceed six square feet and shall be located between ten and 12 feet in height.
 - 5. Exterior sign illumination sources shall be shielded from view.
 - 6. Street-front signs shall be monument style with a maximum height of ten feet and a maximum surface area per side of 60 square feet.
 - 7. Only one freestanding sign is allowed per project.
 - 8. Wall signs shall be limited to one square foot per linear foot of business frontage with a maximum of 100 square feet per sign.
 - 9. Wall signs for businesses in multi-tenant buildings shall be restricted limited to the business frontage.
 - 10. Allowed sign area for each business frontage shall not be combined into a larger sign or relocated to other façades.
- b. Notwithstanding the above, projects over 20 acres in size may vary from the above standards through the Special Use Permit process as defined in RMC 18.06.405 Special Use Permit, as amended.

(12) Residential/Mount Rose Interface Area.

- a. The standards of this subsection apply within Residential/Mount Rose Interface areas identified in the Redfield Regional Center Plan, Map 1: Development Concept - Land Use.

- b. Truck loading areas, dumpsters and outdoor storage areas are prohibited between buildings and residentially zoned properties if they would be visible from adjacent residentially zoned properties.
- c.
 - i. All development in the Residential/Mount Rose Interface area shall comply with one of the following adjacency requirements:
 - ii. Development shall be limited to three stories in height; or
 - iii. Development shall provide a 20-foot landscaped buffer adjacent to residentially zoned property.

(13) Discretionary Review.

- a. Operation between 11:00 p.m. and 6:00 a.m.
 - 1. Uses operating between 11:00 p.m. and 6:00 a.m. on properties designated Industrial, Open Space, or Transitional Mixed Use shall require a special use permit per Section 18.06.405(a)(4) as amended
 - 2. Uses operating between 11:00 p.m. and 6:00 a.m. on properties designated Tourist Commercial and Retail/ Commercial/Academic that are within 100 feet from existing single family residential zones shall require a special use permit per Section 18.06.405(a)(4) as amended.
- b. Hillside Development.
 - 1. Grading cuts of 20 feet or more in depth or fills of ten feet or more in height shall require a special use permit unless the administrator determines they are consistent with "Map 7: Grading," in the Redfield Regional Center Plan and meet the findings set forth in 18.06.405 Special Use Permit (e)(3)
- c. Sensitive Stream Environment.
 - 1. No discretionary review shall be required for development of land uses within the sensitive stream environment zone, as outlined in RMC Subsection 18.08.404(c) (Cooperative Planning Area Overlay District - District Specific Standards for Protection of Significant Hydrologic Resources) if said land uses are otherwise permitted by the underlying land use and zoning designations and the development meets all standards of 18.08.404(d) (District Specific Standards for Protection of Significant Hydrologic Resources), as amended.

(i) Western Gateway Regional Center Planning Area Overlay Zoning District.

(1) [Reserved.]

(j) SVTC South Virginia Street Transit Corridor Overlay Zoning District.

- (1) Applicability. The standards contained in this section shall apply to all properties identified within the South Virginia Street Transit Oriented Development Corridor Plan area.
- (2) Design Standards.
 - a. Minimum Setbacks and building height.

TABLE 18.08-26: SVTC DISTRICT MINIMUM SETBACKS & BUILDING HEIGHT

Front on South Virginia Street and Cadillac Place	18 feet from adjacent street curb - meeting standards specified in <u>Section 18.08.301</u> Nonresidential and Mixed Use Base Zoning Districts, Figure 18.08-3. Plumb Lane Crossing (PLC) Mixed Use or Commercial Development- Front less than 45 feet in building height 0 feet. Front between 45 feet & 90 feet in building 15 feet. Front greater than 90 feet in building height 30 feet. Midtown District - 10 feet, maximum 18 feet, from adjacent curb.
Front on arterials	13 feet from adjacent street curb, which will include 5 feet for landscaping/trees and 8 feet for sidewalk Midtown District 10 feet from adjacent curb and not more than 5 foot variation in front setback from development on adjacent property with existing structures
Residential Development Front on Lymberry and Hillcrest (PLC)	Front to porches and stairs 0 feet. Front to main structure 5 feet. Side 5 feet. Rear to interior streets 3 feet. Rear 5 feet.
Front on all other streets	10 feet from adjacent street curb, which will include 5 feet for landscaping/trees/street furniture and 5 feet for sidewalk Midtown District Residential Section, if an existing landscape parkway exceeds the requirement the larger landscape parkway shall be maintained. New development requires a 10 foot setback from curb for landscape parkway and sidewalk that but must not vary by more than 3 feet from adjacent development meeting the minimum 10 foot setback, Maximum 20 foot setback from curb for new development.
Side	0 or greater than 5 feet PLC Mixed Use or Commercial Development fronting on South Virginia Street or Cadillac Place 0 or 10 feet. Adjacent to residential land use 10 feet. Midtown District Residential Section 5 feet
Rear	0 or greater than 5 feet PLC Mixed Use or Commercial Development fronting on South Virginia Street or Cadillac Place 0 or 10 feet. Adjacent to residential land use 10 feet. Midtown District Residential Section 5 feet
Alleys	0 Midtown District Residential Section 5 feet
Height	South Section of SVTC - 45 ft. More than 45 ft. requires a SUP Midtown District – parcels located in the Commercial District, adjacent to Virginia Street 5 stories (75 feet), more than 5 stories requires approval of a Site Plan Review; Other locations in commercial section 2 stories (35 feet), more than 2 stories requires approval of a Site Plan Review. Midtown District – Residential, 2 stories (35 feet)

b. Parking.

TABLE 18.08-27: SVTC DISTRICT PARKING REQUIREMENTS

Residential and non-residential (see below for specific restaurant and retail standards)—Northern plan area (north of Moana Lane or the Convention Regional Center northern boundary)	Parking standards required by RMC Off-Street Parking Requirements in <u>Title 18.12</u> for each specified use, as amended. Uses in existing structures issued a building permit before January 1, 2007: a 50% reduction of the required parking standard for each specified use shall be granted upon request. New buildings, additions increasing FAR or building footprint, and any permitted uses in structures issued a building permit after January 1, 2007. Parking standards outlined in <u>Section 18.08.301(a)</u> shall apply.
Restaurant and retail uses—Northern plan area (north of Moana Lane or the Convention Regional Center northern boundary)	Must demonstrate compliance with the "Minimum Downtown Reno Regional Center Requirement As Defined In 18.08.101" column of Table 18.12-8: Off-Street Parking Requirement Table.
Residential—Southern plan area (south of Neil Road or the Convention Regional Center southern boundary)	A minimum of 1 space/unit and not exceeding 2 spaces/unit.
Non-residential south of Neil Road or the Convention Regional Center southern boundary:	Not to exceed parking standards required by RMC Off-Street Parking Requirements in <u>Title 18.12</u> for each specified use, as amended. A 25% reduction of the required parking standard for each specified use may be granted by the Zoning Administrator. The property owner shall justify the parking reduction to the satisfaction of the administrator.
Residential parking requirements in the Midtown District with no possibility of reduction as outlined in 18.08.301(a) (Mixed Use District)	
Off-street parking shall be provided as follows:	
Type of Use	Minimum # of On-Site Parking Spaces
1 bedroom or studio unit	1 space/residential unit
2 bedroom unit	1.25 spaces/residential unit
3 or more bedroom unit	1.75 spaces/residential unit
Senior citizen housing	0.5 per bedroom plus 1 per employee for the largest shift
Guest parking	1 space per 9 dwelling units

c. Architecture and Site Layout.

- On all parcels at least 25 percent or 18 linear feet, whichever is greater, of the total street frontage, shall be comprised of either building or pedestrian amenities such as but not limited to: plazas, artwork, fountains, seating, landscaping, and walkways. For a corner lot this requirement pertains to the street with the higher street classification (e.g. arterial/collector). Instances where both streets have the same classification (e.g. collector) the requirement pertains to the street with the highest traffic volume. Shallow or narrow lots, as defined in the Section 18.08.301(a) "MU Mixed Use District parking requirements, are not required to meet this requirement if the parcel meets all of the parking requirements.
- Parcels that are 300 feet in width or more shall provide a ten-foot wide pedestrian walkway through the site to properties or right-of-way located to the rear of the site, as determined by the administrator.

d. Signs.

- Flashing/animated signs are allowed on parcels that front Virginia Street

and streets with four lanes or more.

- e. Lighting.
 - 1. Low-pressure Sodium (LPS) lamps or other dark sky alternatives are required south of Neil Road or the Convention Regional Center southern boundary.
- f. Landscaping.

TABLE 18.08-28: SVTC DISTRICT LANDSCAPING	
Residential ≥ 30 units per acre	10%
Commercial ≥ 1.0 FAR	10%
All other development outside of the Midtown District	20%
Midtown District	
Commercial District	5%
Residential District: 14-30 units per acre or any commercial development	10%
Residential District: < 14 units per acre	20%

- g. Density. The minimum residential density shall be 14 dwelling units per acre. The minimum intensity for nonresidential and mixed use developments north of Moana Lane or the Convention Regional Center northern boundary shall be 0.50 FAR. The minimum intensity for nonresidential and mixed use developments south of Neil Road or the Convention Regional Center northern boundary shall be 0.25 FAR.
- h. Discretionary Review.
 - 1. A special use permit is required when grading results in cuts of 20 feet or more in depth and/or fills of ten feet or more in height and/or grading in any major drainageway, on any hillside development.
 - 2. Development entailing operation between 11:00 p.m. and 6:00 a.m. shall require a special use permit per Section 18.06.405 (a)(4) unless the property fronts on South Virginia Street and is not adjacent to residentially zoned property.

(6) PLC Plumb Lane Crossing District.

- a. PLC Applicability. The district consists of all properties located within the Plumb Lane Crossing area, as identified in the South Virginia Street Transit Oriented Development Plan.
 - 1. PLC Off-Street Parking:

TABLE 18.08-30: PLC DISTRICT PARKING REQUIREMENTS	
Residential	2 spaces/unit
Guest Parking for Residential	1 space/4 units
Restaurant	1 space/150 sq. ft.
Office/Medical/Commercial/Retail	1 space/375 sq. ft.

- i. Any other land uses not listed above shall comply with the parking standards in effect at the time of development. Parking requirements may be reduced by 25 percent. All required parking spaces shall be provided on site.
2. PLC Architecture and Site Layout:
 - i. Screening between different land uses shall be achieved through the use of either a solid fence or wall with a minimum five-foot wide landscape strip adjacent to the fence or wall or a minimum ten-foot wide landscaped strip.
 - ii. Pedestrian connections shall be constructed throughout the site. The primary pedestrian connection shall be located between the transit station on South Virginia Street and Virginia Lake.
3. PLC Landscaping:

TABLE 18.08-31: PLC DISTRICT LANDSCAPING	
Residential	20%
Mixed Use/Commercial 0—.50 FAR	15%
Mixed Use/Commercial .51—1.0 FAR	10%
Mixed Use/Commercial ≥1.1 FAR	5%

4. PLC Discretionary Review

The following buildings and uses shall require the approval of a special use permit:

- i. Any building over 65 feet in height; and
- ii. Any hotel containing over 60 units.

(7) Midtown District

- a. Midtown Applicability. The District consists of all properties located within the Midtown District, as identified in the South Virginia Street Transit Oriented Development Plan within the City of Reno Master Plan. The Plan identifies two Sections within the District; the Commercial Section is oriented on Virginia Street and the Residential Section is located west of the Commercial Section and extending to the western District boundary.

Standards are intended to promote a safe and active pedestrian-scale and bicycle friendly area that enhances the convenience, ease and enjoyment within and around the neighborhood. The overarching goal is to encourage interesting and attractive new development that promotes pedestrian activity.

Building Orientation throughout the District primary buildings shall be oriented to promote the pedestrian and bicycle experience and defining neighborhood character.

1. General Standards.

i. Parking:

Parking shall be accessed from the alley or side of the primary structure and shall be located behind the front façade of the primary structure. The provision of bicycle parking is

encouraged.

ii. Prohibited Materials:

The following materials shall be prohibited as primary exterior building materials; however, the creative incorporation of these or similar materials in a non-traditional form is allowed.

A. Metal siding;

B. Concrete panels; and

C. Smooth-faced concrete block.

iv. Architectural Character. Due to the wide range of architectural styles found in the neighborhood, use of more specific architectural styles is not mandated. However, infill development and major renovations to existing structures shall be designed to complement the established framework of the neighborhood in terms of its streetscape quality, block pattern, and overall urban neighborhood character. These general standards are not intended to promote the replication of historic styles found in the neighborhood, but rather to encourage a range of architectural styles that reflect the diversity of the neighborhood.

v. Relationship to surrounding development.

A. Blocky, multi-story building forms devoid of articulation or architectural features shall be prohibited. Residential development over 21 units per acre in the Residential District shall incorporate all five of the following design criteria. All other development shall incorporate three of the following design criteria:

- Graduating building height and mass in the form of building step-backs a minimum of ten feet in depth, or other techniques, so that new structures have a comparable scale with existing structures;
- Orienting windows, porches, balconies, and other outdoor living spaces away from shared property line to protect the privacy of adjacent residents where applicable;
- Installing trees 20 feet on center within the side yard to help break up the appearance of the taller structure;
- Utilizing a roof pitch and overhang of similar to that of the adjacent structures; or
- Utilizing dormers and sloping roofs to accommodate upper stories for major renovations and new construction.

B. In order to satisfy the above standard, one of the following techniques for alley homes shall be provided:

- A graduated building height and mass in the form of building step-backs a minimum of ten feet in depth; or
- Similar techniques, so that the new structure has a

comparable scale with the existing home located along the primary street frontage.

v. Lighting.

- A. Lighting Standard: Lighting from a non-residential or mixed-use property shall not create greater than 0.50 foot candle of spillover light at an adjacent residentially zoned property line.
- B. Redirecting/screening of light sources: All sources of light, including security lighting, illuminated signs, vehicular headlights and other sources shall be directed away from adjacent residentially-zoned properties or screened so that the light level stated in standard 1. (above) is not exceeded.
- C. Height of light sources: Light fixtures and standards shall not exceed 20 feet in height.

b. Commercial Section

The following standards shall apply to all parcels located within the boundaries of the Midtown District Commercial Section.

1. Building Orientation/Site Configuration:

Purpose: Clear, obvious and publicly accessible connections between the primary street and primary uses within the neighborhood must be provided. A clear, safe and attractive pedestrian system should enhance the pedestrian experience and encourage walking, shopping and public gathering, which will be accomplished through one of the following methods.

i. Storefronts.

Storefronts must provide a clear, obvious, publicly accessible entrance from the primary street to the primary uses within the building. The entrance shall be in a:

- Door in the front façade of the building;
- An entrance recessed no more than 15 feet from the front façade of the building; or
- A corner entrance located at the corner of the building at approximately 45 degrees, primarily on corner parcels.

ii. Entry Features

An entry feature must signal the connection between the primary street and the primary uses within the building, and shall be located on the primary street or visible from the primary street. An entry feature shall be one of the following:

- Door
- Gate
- Front Porch
- Front Stoop
- Front Terrace

- Canopy
- Arcade

iii. Pedestrian Connections

A pedestrian connection must provide a clear, obvious, publicly accessible connection between the primary street and the primary uses within the building. The pedestrian connection shall comply with the following:

- Fully paved and maintained surface not less than 5 feet in width;
- Unit pavers or concrete distinct from the surrounding parking and drive lane surface;
- Separated from parking or vehicle traffic to protect pedestrians; and
- No more than a length of 25 feet of the pedestrian connection may cross drive lanes within parking areas.

2. Density:

Minimum density within the Commercial Section within one block of Virginia shall be 18 DUA. Maximum 30 DUA in other areas within the Commercial Section, including all areas within the District east of Center Street and any properties between St. Lawrence and Taylor streets not adjacent to South Virginia Street.

The Floor Area Ratio (FAR) shall be determined through the South Virginia Street Transit Oriented Development Corridor Plan.

3. Building Transparency:

- i. General: A minimum 20 percent of the total street facing area of each ground floor shall be comprised of transparent window openings, to:
 - Activate the street for pedestrian use;
 - Enhance safety; and
 - Establish scale, variation, and patterns on building facades.
- ii. Measuring transparency: For the purposes of the above standard, all percentages shall be measured using elevation views of the building plan and “ground floor” shall be measured from floor plate to floor plate (Ground floor heights are assumed to be a minimum of ten feet).
- iii. The use of highly reflective glass should be minimized to avoid glare and reflections onto neighboring streets and properties.

4. Hours of Operation:

- i. Businesses fronting on South Virginia Street may operate 24 hours per day without approval of a Special Use Permit.
- ii. For businesses fronting on a side street within one block of the intersection with Virginia Street but not fronting on South Virginia Street may operate between 5:00 a.m. to 1:00 a.m. Operating hours

extending beyond these hours shall only be through the approval of a Special Use Permit.

- iii. New businesses not adjacent to South Virginia Street or on a side street within the first block of an intersection with South Virginia Street may have operating hours between 6:00 a.m. and 11:00 p.m., operating hours beyond these shall only be allowed through the approval of a Special Use Permit.

c. Residential Section

The following standards apply to all properties located within the Residential Section of the Midtown District, as identified in the South Virginia Street Transit Oriented Development Corridor Plan within the City of Reno Master Plan. The character of the Section is currently defined by a mix of retail shops, offices, and residential properties. Single-family homes have been converted to non-residential uses over time, contributing to the quaint, residential character of this area. Design standards are intended to reinforce the distinction between the Residential and Commercial Sections and encourage low-scale, small-lot development projects that reinforce and enhance the eclectic, urban character and pedestrian scale.

1. Building Orientation:

Entrances of primary buildings shall give prominence to pedestrian activity as a defining element of the neighborhood character and create human scale through the use of detail contracts, form, window and door placement, color and materials. As such, primary entrances shall face a primary street.

2. Density:

The maximum density shall be 30 units per acre.

3. Signs:

- i. General: Signs shall be designed to reflect the residential scale and appearance of the Residential Section.

- ii. Materials: Signs shall be constructed of durable materials that are compatible with the building that they serve. The use of cardboard, fabric, scrap wood, and other non-durable materials is prohibited. Letters and symbols on a sign may be internally lit.

- iii. Prohibited signs: The following signs shall be prohibited:

- A. Flashing or animated;
- B. Temporary hand-painted or hand-written signs; and
- C. Internally lit cabinet signs.

- iv. Maximum height: No freestanding sign shall exceed four feet in height.

- v. Number of signage types: No more than two distinct signage types (e.g. window sign and a hanging sign) shall be permitted per tenant. Only one (1) monument sign is allowed per parcel/development. Monument signs shall be no more than 4 feet in height above finish grade and 6 feet in total length.

4. Hours of Operation:

New businesses in the area shall be day-oriented operations with hours of operation between 7:00 a.m. and 7:00 p.m.

(j) MSTC Mill Street Transit Corridor.

- (1) Applicability. The standards contained in this section shall apply to all properties located within the Mill Street Transit Corridor Plan.
- (2) MSTC Design Standards.
 - a. MSTC Minimum Setbacks.

TABLE 18.08-32: MSTC DISTRICT MINIMUM SETBACKS	
MIXED USE OR COMMERCIAL DEVELOPMENT:	
Front (less than 45 feet in building height)	0 feet
Front (between 45 feet & 90 feet in building height)	15 feet
Front (greater than 90 feet in building height)	30 feet
Rear or Side adjacent to residential land use	10 feet

- b. MSTC Architecture and Site Layout.
 1. Articulation standards must conform to Section 18.12.301 (Generally Applicable Site and Building Design Standards) of this chapter.
- d. MSTC Landscaping.
- e. MSTC Residential Adjacency.
 1. Residential Adjacency standards in Section 18.12.304 shall apply when adjacent to existing residential homes within the Reno-Sparks Indian Colony.
- f. Density.
 1. Outside of the secondary corridor and the station area the minimum residential density shall be 18 units per acre with a minimum FAR of 0.25 for mixed use and nonresidential development. Within the station area the minimum FAR shall be 0.75 for mixed use and nonresidential development.

(3) RLM River Landing at Mill.

- a. Applicability. The District consists of all properties located within the Mill Street Transit Corridor in the River Landing at Mill area.
- b. Design Standards.
 1. RLM Minimum Setbacks:

TABLE 18.08-35: RLM DISTRICT MINIMUM SETBACKS	
Residential Development on the Truckee River:	50 feet off the banks of the Truckee River as measured from Record of Survey line #1167 filed in the office of the County Recorder on April 18, 1978
Mill Street	18 feet from face of curb (as shown in figure 18.08-3)
Second Street/Glendale	18 feet from face of curb (as shown in figure 18.08-3)

US Highway 395	50 feet from property line
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- i. There shall be no minimum setback from property lines that do not abut the Truckee River, Mill Street, Second Street/Glendale or US Highway 395.

2. Parking:

TABLE 18.08-36: RLM DISTRICT PARKING REQUIREMENTS	
Residential - 1 Bedroom	1 space/unit
Residential - 2 or more Bedrooms	2 spaces/unit
Guest Parking for Residential	1 space/14 units
Hotel Condominium	.72 space/unit
Casino Area/Amusement Park	1/1,100 square feet
Office/Commercial/Retail	1 space/385 sq. ft.

- i. All required bicycle parking spaces shall be sheltered and placed near employee entrances, in the Transit Station, or as otherwise approved by the administrator.

3. Architecture and Site Layout:

- i. Articulation shall conform to the standards contained in Section 18.12.301(a)(3) (Building Articulation Requirements).
- ii. Pedestrian connections shall be constructed throughout the site. The primary pedestrian connection shall be between the Truckee River and Mill Street.

4. Landscaping

5. Discretionary Review.

- i. Pedestrian skywalks, sky-buildings and skytrams that do not cross a right-of-way owned by the City of Reno shall be exempt from the requirement for a special use permit in Section 18.06.405(a)(12).

- (4) Optional development standards. Development located east of Highway 395, excluding River Landing at Mill, may be developed under IC zoning standards. All requirements for development and allowed land uses under the IC zoning shall apply.

(k) E4TC East 4th Street Transit Corridor Overlay Zoning District.

(1) Applicability.

- a. The standards contained in this section shall apply to all properties identified within the East 4th Street Transit Corridor plan area.

(2) Design Standards.

- a. Minimum Setbacks.

TABLE 18.08-38: E4TC DISTRICT MINIMUM SETBACKS
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MIXED USE	
Front on East 4 th and East 6 th Street	Minimum of 10 feet and a maximum of 18 feet from adjacent street curb - meeting standards specified in Section 18.08.301 Nonresidential and Mixed Use Base Zoning Districts, Figure 18.08-6
Front on all other streets	10 feet, which will include 5 feet for landscaping/trees and a 5 foot sidewalk

b. Parking.

TABLE 18.08-39: E4TC DISTRICT PARKING REQUIREMENTS	
Residential	1 space/unit
Non-residential	No new parking spaces shall be required for existing development for any change of use.

c. Architecture and Site Layout.

1. For parcel frontages located adjacent to East 4th Street a minimum of 75% and for all other parcels a minimum of 50% of the total street frontage shall be comprised of building. For the parcels with frontages which are not adjacent to East 4th Street pedestrian amenities including plazas, artwork, fountains, seating, landscaping, and walkways can be included in the 50% dedicated for building. For a corner lot this requirement pertains to the street with the higher street classification (e.g. arterial/collector). Instances where both streets have the same classification (e.g. collector) this requirement pertains to the street with the primary public access.

- d. Signs. Prior to restoration or removal, any historic sign shall be reviewed by the Historical Resources Commission.
- e. Lighting. Street lighting installed along East 4th Street shall be the green candy cane lights identified in the Redevelopment District Streetscape Master Plan.
- f. Landscaping.
- g. Density. Outside of the secondary corridor, the minimum residential density shall be 18 dwelling units per acre and the minimum mixed use intensity shall be 0.25 FAR.
- h. Discretionary Review. Uses operating between the hours of 11:00 p.m. and 6:00 a.m. on properties that do not abut East 4th Street, East 6th Street, or Wells Avenue shall require a special use permit per Section 18.06.405(a)(4) as amended.

(I) NVTC (North Virginia Street Transit Corridor Overlay Zoning District).

(1) Applicability. The standards contained in this section shall apply to all properties identified within the North Virginia Street Transit Oriented Development Corridor plan area.

(2) Design Standards.

- a. Minimum Setbacks.

TABLE 18.08-41: NVTC DISTRICT MINIMUM SETBACKS	
MIXED USE:	
Front	10 feet, which will include 5 feet for landscaping/trees and a 5 foot sidewalk
Side or rear adjoining residentially zoned property	A 1:2 height/setback ratio from residential property line
Side	5 feet
Rear	5 feet

b. Parking.

1. Front loaded garages are allowed when associated with Single Family, Detached land uses.

c. Site Layout.

1. At least one direct pedestrian entrance shall be provided from the public street and sidewalk to the building with a minimum five foot wide walkway that is separated by curb and/or landscaping.

d. Landscaping.

e. Discretionary Review.

1. A special use permit is required when grading results in cuts of 20 feet or more in depth and/or fills of ten feet or more in height, grading in any major drainageway, or any hillside development.
2. Uses operating between 11:00 p.m. and 6:00 a.m. shall require a special use permit per Section 18.06.405(a)(4) as amended, unless the property line fronts on North Virginia Street or Stead Boulevard.

(m) W4TC West 4th Street Transit Corridor Overlay Zoning District.

- (1) Applicability. The standards contained in this section shall apply to all properties identified within the West Fourth Street Transit Oriented Development Corridor Plan.

- (2) Design Standards.

- a. Minimum Setbacks.

TABLE 18.08-43: W4TC DISTRICT MINIMUM SETBACKS	
Front	10 feet which will include 5 feet for landscaping/trees and a 5-foot sidewalk
Truckee River Setback	The requirements and standards contained in Section 18.12.105 "Setbacks from the Truckee River" shall prevail
Height	>45 ft. will require a Site Plan Review
Side	5 feet
Rear	5 feet

c. Architecture and Site Layout.

1. Front loaded garages are allowed in association with Single Family, Detached land uses, as long as the front of the living portion of the house

is located at least 10 feet in front of the garage door

d. Signs.

1. Flashing/animated signs are permitted on parcels that front streets with four lanes or more.

e. Lighting.

1. Low-pressure Sodium (LPS) lamps or other dark sky alternatives are required throughout the plan area.

f. Landscaping.

g. Site Density. Outside of the secondary corridor the minimum residential density shall be 18 dwelling units per acre and the minimum intensity shall be 0.25 FAR for nonresidential and mixed use developments.

g. Discretionary Review.

1. A special use permit is required when grading results in cuts deeper than 20 feet and/or fills greater than ten feet and/or grading in any major drainageway, on any hillside development, or within the Open Space Zoning District.
2. Development entailing operation between 11:00 p.m. and 6:00 a.m. shall require a special use permit per Section 18.06.405(a)(4), unless the property line fronts on West 4th Street.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5473, § 1, 7-16-03; Ord. No. 5474, § 1, 7-16-03; Ord. No. 5529, § 1, 12-17-03; Ord. No. 5616, § 1, 10-27-04; Ord. 5702, § 1, 5-13-05; Ord. No. 5750, § 1, 9-28-05; Ord. No. 5778, § 1, 12-1-05; Ord. No. 5821, § 1, 4-5-06; Ord. No. 5830, § 2, 5-24-06; Ord. No. 5860, § 2, 8-23-06; Ord. No. 5867, § 1, 9-13-06; Ord. No. 5870, § 2, 9-13-06; Ord. No. 5879, § 2, 10-11-06; Ord. No. 5895, § 1, 12-4-06; Ord. No. 5916, § 4, 4-11-07; Ord. No. 5941, § 1, 6-27-07; Ord. No. 5944, § 2, 6-27-07; Ord. No. 5948, § 2, 7-11-07; Ord. No. 5950, § 2, 7-11-07; Ord. No. 5972, § 3, 9-26-07; Ord. No. 5996, § 2, 1-16-08; Ord. No. 6000, § 9, 1-30-08; Ord. No. 6002, § 2, 2-13-08; Ord. No. 6035, § 4, 6-25-08; Ord. No. 6069, § 1, 12-3-08; Ord. No. 6077, § 1, 12-17-08; Ord. No. 6111, § 4, 7-15-09; Ord. No. 6118, § 4, 9-9-09; Ord. No. 6124, § 5, 9-23-09; Ord. No. 6143, § 3, 4-14-10; Ord. No. 6144, § 1, 4-14-10; Ord. No. 6145, § 2, 4-14-10; Ord. No. 6154, § 2, 7-7-10; Ord. No. 6171, § 16, 1-19-11; Ord. No. 6177, § 1, 3-23-11)

SECTION 5. Chapter 18.24 of the Reno Municipal Code is hereby amended by adding certain wording to Section 18.24.203, the same to read as follows:

SECTION 18.24.203.1385. Community Facility.

As used in relation to Medical Marijuana Establishment regulations:

1. a licensed facility that provides day-care to children,
2. public park,
3. playground,
4. public swimming pool as defined in NRS 444.065,
5. center or facility, the primary purpose of which is to provide recreational opportunities or services to children or adolescents, or
6. church, synagogue or other building, structure or place used for religious worship or other religious purpose.

SECTION 18.24.203.3202. Medical Marijuana Cultivation Facility.

A business that is registered with the Division of Public and Behavior Health of the Department of Health and Human Services of the State of Nevada pursuant to NRS453A.322 that acquires, possesses, cultivates, delivers, transfers, transports, supplies or sells marijuana and related supplies to (a) medical marijuana dispensaries; (b) facilities for the production of edible marijuana products or marijuana-infused products; or (c) other Cultivation Facilities. Notwithstanding any future revisions in the Nevada Constitution or Nevada Revised Statutes, which authorize recreational use of marijuana, the provisions contained herein authorizing medical marijuana establishments within the City of Reno do not automatically apply to the recreational use of marijuana without additional action by the City Council.

SECTION 18.24.203.3204. Medical Marijuana Dispensary.

A business that is registered with the Division of Public and Behavioral Health of the Department of Health and Human Services of the State of Nevada pursuant to NRS 453A.322 and acquires, possesses, delivers, transfers, transports, supplies, sells or dispenses marijuana or related supplies and educational materials to the holder of a valid registry identification card as defined in NRS 453A140. Notwithstanding any future revisions in the Nevada Constitution or Nevada Revised Statutes, which authorize recreational use of marijuana, the provisions contained herein authorizing medical marijuana establishments within the City of Reno do not automatically apply to the recreational use of marijuana without additional action by the City Council.

SECTION 18.24.203.3205 Medical Marijuana Establishment.

(1) an independent testing laboratory; (2) a cultivation facility; (3) a facility for the production of edible marijuana products or marijuana-infused products, defined herein as a Medical Marijuana Production Facility; (4) a medical marijuana dispensary; or (5) a business that has registered with the Division of Public and Behavior Health of the Department of Health and Human Services of the State of Nevada pursuant to NRS 453A.322 and paid the requisite fees to act as more than one of the types of businesses listed in this section.

SECTION 18.24.203.3206. Medical Marijuana Independent Testing Laboratory.

A business that is registered with, and certified by, the Division of Public and Behavioral Health of the Department of Health and Human Services of the State of Nevada pursuant to NRS 453A.322 that tests marijuana, edible marijuana products and marijuana-infused products that are to be sold within Nevada. Notwithstanding any future revisions in the Nevada Constitution or Nevada Revised Statutes, which authorize recreational use of marijuana, the provisions contained herein authorizing medical marijuana establishments within the City of Reno do not automatically apply to the recreational use of marijuana without additional action by the City Council.

SECTION 18.24.203.3208. Medical Marijuana Production Facility.

A business that is registered with the Division of Public and Behavior Health of the Department of Health and Human Services of the State of Nevada pursuant to NRS 453A.322 that acquires, possesses, manufactures, delivers, transfers, transports, supplies or sells edible marijuana products or marijuana-infused products to medical marijuana dispensaries. Notwithstanding any future revisions in the Nevada Constitution or Nevada Revised Statutes, which authorize recreational use of marijuana, the provisions contained herein authorizing medical marijuana establishments within the City of Reno do not automatically apply to the recreational use of marijuana without additional action by the City Council.

SECTION 6: Should any section, clause, or provision of this Ordinance be declared by a court of competent jurisdiction to be unconstitutional or invalid, that decision shall not affect the validity of the ordinance as a whole or any part thereof other than the part declared to be unconstitutional or invalid.

SECTION 7. This Ordinance shall be in effect from and after its passage, adoption and publication in one issue of a newspaper printed and published in the City of Reno.

SECTION 8. The City Clerk and Clerk of the City Council of the City of Reno is hereby authorized and directed to have this Ordinance published in one issue of the Reno-Gazette Journal, a newspaper printed and published in the City of Reno.

PASSED AND ADOPTED this 25th day of June, 2014, by the following vote of the Council:

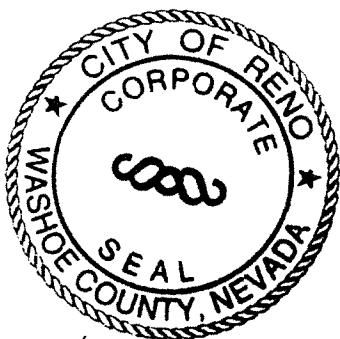
AYES: Jardon, Brekhus, Schieve, Delgado, Dortch, Cashell


NAYS: Zadra

ABSTAIN: None


ABSENT: None

APPROVED this 25th day of June, 2014.




ROBERT A. CASHELL, SR.
MAYOR OF THE CITY OF RENO

ATTEST:


LYNNETTE R. JONES
CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO, NEVADA

EFFECTIVE DATE: June 27, 2014.

TXT14-00008 (Medical Marijuana Establishments) - ord - CCH - 062514 CC mtg.doc